

## INTER-OFFICE MEMO

**TO:** Thomas P. Hanafan, Mayor  
and City Council Members

**FROM:** Donald D. Gross, Director  
Community Development Department

**DATE:** September 16, 2008

**SUBJECT:** Case #SAV-08-004 - Ruiz

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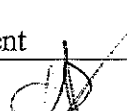
On July 15, 2008 the Council continued the public hearing on the request of Frank N. and Judith E. Ruiz, 2404 South 18<sup>th</sup> Street, Council Bluffs, IA 51501 to vacate 24<sup>th</sup> Avenue right-of-way between South 18<sup>th</sup> and South 19<sup>th</sup> Streets and abutting Lot 6, Wyatt 2<sup>nd</sup> Subdivision and abutting Blocks 21 and 36, Railroad Addition to September 22, 2008 in order to allow time for the abutting property to be replatted.

As of this date, no re-plat nor application for re-plat has been received. Previously, the Community Development Department and the City Planning Commission had recommended denial of this request.

DDG/GMM/RLS

GA

## Council Communication

<p>Department: Community Development</p> <p>Case #SAV-08-004</p> <p>Applicant: Frank N. and Judith E. Ruiz</p>	<p>Resolution of Intent No. _____</p> <p>Resolution to Dispose No. <u>08-203</u></p>	<p>City Council: 6/23/08</p> <p>Planning Commission: 06/10/08</p> <p>Set Public Hearing: 06/23/2008</p> <p>Public Hearing:</p>
<b>Subject/Title</b>		
<p>Request of Frank N. and Judith E. Ruiz, 2404 South 18<sup>th</sup> Street, Council Bluffs, IA 51501 to vacate 24<sup>th</sup> Avenue right-of-way between South 18<sup>th</sup> and South 19<sup>th</sup> Streets and abutting Lot 6, Wyatt 2<sup>nd</sup> Subdivision and abutting Blocks 21 and 36, Railroad Addition.</p>		
<b>Background</b>		
<p>Frank and Judith Ruiz are requesting vacation of 24<sup>th</sup> Avenue right-of-way between South 18<sup>th</sup> and South 19<sup>th</sup> Street so they can purchase the portion which abuts their property at 2404 South 18<sup>th</sup> Street. This right-of-way, which is unimproved, measures 66 feet wide by 330 feet long for a total of 21,780 square feet.</p> <p>MidAmerican Energy Company has overhead electric distribution facilities located within this right-of-way. They would need to preserve easement rights for the existing facilities as well as extension of facilities to serve any new development along 24<sup>th</sup> Avenue.</p> <p>Property owners Ruiz (applicant), Moreno and Zarate have returned their petitions stating they would be willing to purchase their respective portions of right-of-way. No response has been received from Wilcoxon.</p>		
<b>Comments</b>		
<ol style="list-style-type: none"><li>1. Vacation of this portion of 24<sup>th</sup> Avenue would land lock property on the south side. Before this right-of-way can be vacated, the property would need to be replatted.</li><li>2. 24<sup>th</sup> Avenue directly to the east between South 17<sup>th</sup> and South 18<sup>th</sup> Streets has already been vacated. Because of the continuing development in the immediate area, this right-of-way could be needed in the near future.</li></ol>		
<b>Recommendation</b>		
<p>The Community Development Department recommends denial of the request to vacate 24<sup>th</sup> Avenue right-of-way between South 18<sup>th</sup> and South 19<sup>th</sup> Streets and abutting Lot 6, Wyatt 2<sup>nd</sup> Subdivision and abutting Blocks 21 and 36, Railroad Addition for reasons stated above.</p>		
<b>Public Hearing</b>		
<p>Frank Ruiz, 2404 South 18<sup>th</sup> Street, Margo Moreno, 2403 South 19<sup>th</sup> Street and Victoria Zarate, 2323 South 19<sup>th</sup> Street appeared before the Planning Commission in favor of the request. No one appeared in opposition.</p>		
<b>Planning Commission to City Council</b>		
<p>The Planning Commission concurs with the Community Development Department to recommend <b>denial</b> of the request to vacate 24<sup>th</sup> Avenue right-of-way between South 18<sup>th</sup> Street and South 19<sup>th</sup> Street for the reasons noted in the staff report.</p> <p>VOTE:   Aye   7       Nay   1       Abstain   0       Absent   3       Motion Carried.</p>		
<p><b>Attachments:</b> Map showing requested right-of-way vacation</p> <p><b>Prepared By:</b> Rebecca Sall, Planning Technician, Community Development Department</p> <div style="text-align: right; margin-top: 10px;"></div>		

RESOLUTION NO. 08-203

A RESOLUTION TO VACATE AND TO DISPOSE OF 24<sup>th</sup> AVENUE RIGHT-OF-WAY BETWEEN SOUTH 18<sup>TH</sup> AND SOUTH 19<sup>TH</sup> STREETS AND ABUTTING LOT 6, WYATT 2<sup>ND</sup> SUBDIVISION AND ABUTTING BLOCKS 21 AND 36, RAILROAD ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, following public hearing and having given careful study to the proposal, the City Council determines that city-owned right-of-way described as follows: 24<sup>th</sup> Avenue right-of-way between South 18<sup>th</sup> and South 19<sup>th</sup> Streets and abutting Lot 6, Wyatt 2<sup>nd</sup> Subdivision and abutting Blocks 21 and 36, Railroad Addition, City of Council Bluffs, Pottawattamie County, Iowa, is of no benefit to the public and should be vacated; and

WHEREAS, pursuant to Iowa Code Section 354.23, the City Council declares its intent to dispose of this City right-of-way by conveying and quitclaiming all of its right, title, and interest in it to the abutting property owners; and

WHEREAS, this conveyance is subject to the reservation of a permanent and perpetual utilities easement of way in favor of the City of Council Bluffs, for the maintenance of any and all utilities equipment presently in place, and for such reconstruction, re-emplacment and repair thereof which said City and its licensees and/or franchise grantees may in the future deem necessary and proper, and for the removal of any improvements emplaced thereon by the grantees, or their successors or assigns, necessitated by the reconstruction, re-emplacment, or repair of such utilities, such removal to be at the sole expense of grantees or their successors or assigns and without cost to the City, its licensees and/or franchise grantees, and without obligation to repair or replace such improvements, and subject to any and all other easements and right-of-way of record and those not of record.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:

That the above-described city right-of-way is hereby vacated and conveyed, as follows:

Jose and Victoria Zarate and all successors in interest: The North 1/2 of vacated 24<sup>th</sup> Avenue right-of-way abutting Lots 10, 11 and 12, all of the vacated west north/south alley and the West 1/2 of the vacated east north/south alley, Block 21, Railroad Addition for the sum of \$1,039.80.

Melissa L. Wilcoxon and all successors in interest: The North 1/2 of vacated 24<sup>th</sup> Avenue right-of-way abutting Lot 6, Wyatt 2<sup>nd</sup> Subdivision for the sum of \$653.70.

Resolution # \_\_\_\_\_

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Margarito and Celedonia Moreno and all successors in interest: The South 1/2 of vacated 24<sup>th</sup> Avenue right-of-way abutting Lot 1 and the West 1/2 of the vacated alley adjacent, Block 36, Railroad Addition for the sum of \$653.70.

Margarito and Celedonia Moreno and all successors in interest: The South 1/2 of vacated 24<sup>th</sup> Avenue right-of-way abutting Lots 23 and 24, the East 1/2 of the vacated west north/south alley and the west 1/2 of the vacated east north/south alley, Block 36, Railroad Addition for the sum of \$416.10.

Frank N. Ruiz and all successors in interest: The South 1/2 of vacated 24<sup>th</sup> Avenue abutting Lot 22 and the East 1/2 of the vacated alley adjacent, Block 36, Railroad Addition for the sum of \$653.70.

BE IT FURTHER RESOLVED

That the Mayor and the City Clerk be and are hereby authorized, empowered and directed to execute a City deed conveying the City's interest in the above-described street right-of-way in consideration of the sum set out above, and;

BE IT FURTHER RESOLVED

That the City Clerk is directed to deliver this resolution and attached documents to the County Recorder according to Iowa Code 354.23.

ADOPTED

AND

APPROVED: September 22, 2008

\_\_\_\_\_  
Thomas P. Hanafan, Mayor

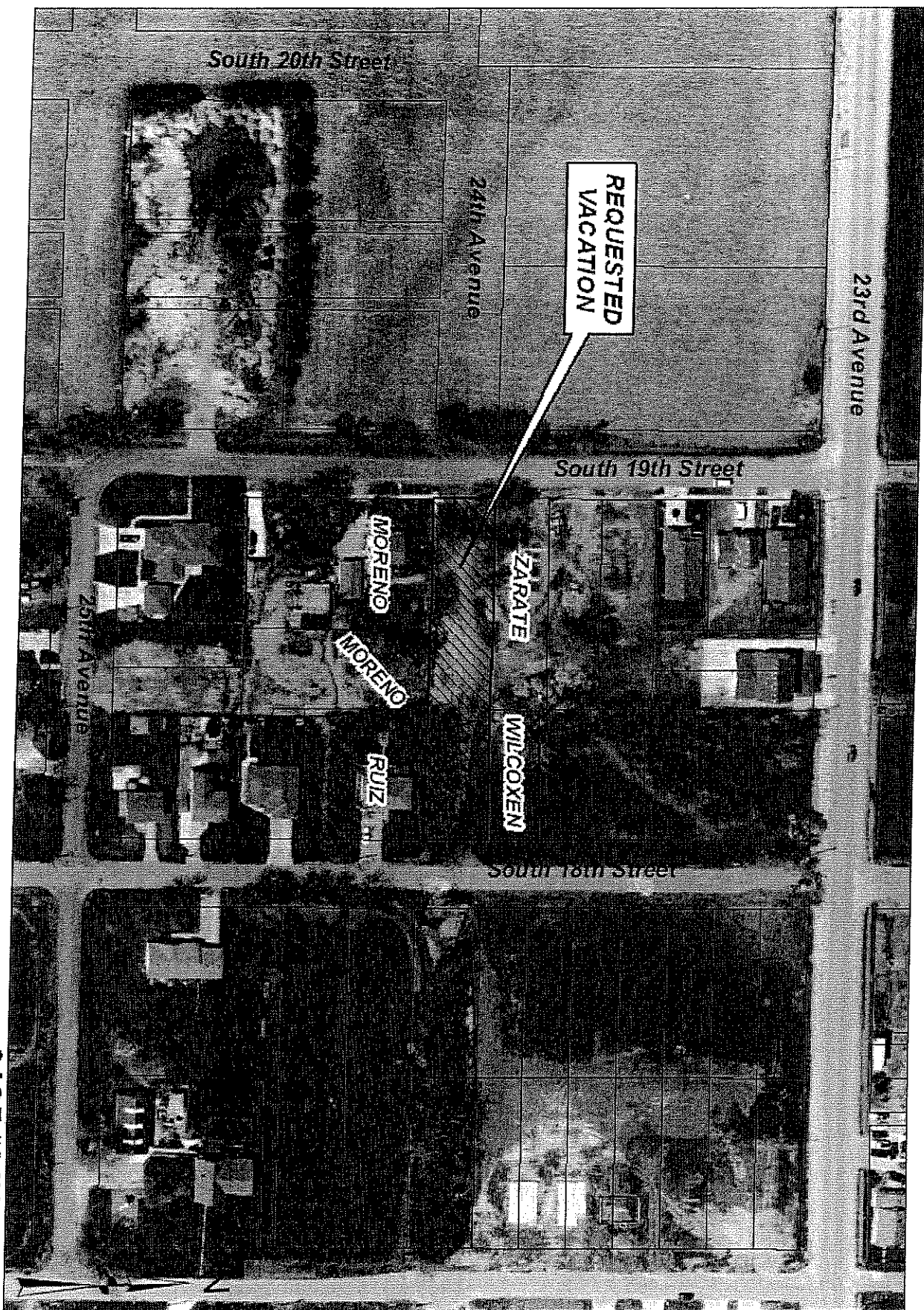
ATTEST:

\_\_\_\_\_  
Judith H. Ridgeley, City Clerk

STATE OF IOWA    )  
COUNTY OF        )ss  
POTTAWATTAMIE)

On this \_\_\_\_\_ day of \_\_\_\_\_, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Thomas P. Hanafan and Judith H. Ridgeley, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk respectively, of the said City of Council Bluffs, Iowa, a Municipal Corporation, that the seal affixed hereto is the seal of said Municipal Corporation; that said instrument was signed and sealed on behalf of the said City of Council Bluffs, Iowa, by authority of its City Council; and that said Thomas P. Hanafan and said Judith H. Ridgeley, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said City, by it and by them voluntarily executed.

\_\_\_\_\_  
Notary Public in and for said State



CASE #SAV-08-004

# PROOF OF PUBLICATION

STATE OF IOWA  
POTTAWATTAMIE COUNTY

I, Amy McKay, on my oath do solemnly swear that I am the Controller of the COUNCIL BLUFFS DAILY NONPAREIL, a newspaper issued DAILY and printed in said county, COUNCIL BLUFFS, IOWA.

The attached notice was published in said newspaper for 1 consecutive time(s) as follows:

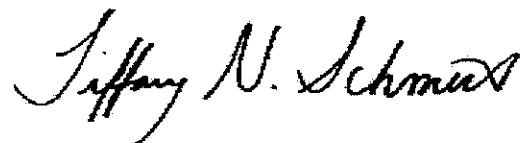
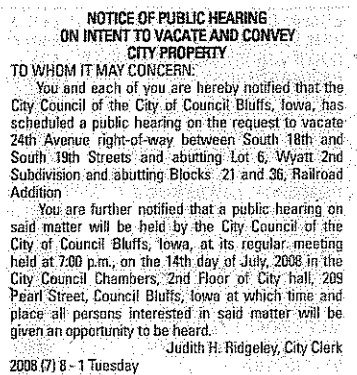
The first publication thereof

began on the 8th day of July, 2008

Signed in my presence by the said Amy McKay and by her sworn to before me this 9th day of July, A.D. 2008.



Amy McKay  
Daily Nonpareil Controller



Tiffany N. Schmitt  
Notary Public

Filed this 9th day of July, A.D. 2008.  
Publication Cost: \$ 10.94



Customer Number: 35700

Order Number: 20189286

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## Council Communication

Department: Community Development Case No. SUB-08-006 Case No. PC-08-005 Applicant: Rod Rhoden 4111 So. 144 St. Omaha, NE 68137	Resolution No. <u>08-281</u>	City Council: September 22, 2008 Planning Commission Meeting: September 9, 2008
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### Subject/Title

Preliminary plan review for a 10 lot commercial subdivision and adoption of the Planned Commercial Development Plan for a subdivision to be known as Southtowne. This 21.55 acre tract is in Lots 1, 2 and 3, Rhodens Subdivision and the east 637.83' lying north of the highway in the SW¼ SE¼ of Section 12-74-44, located at the northwest corner of Veterans Memorial Highway (Hwy 275) and South Expressway (Hwy 192).

### Background/Discussion

Rod Rhoden is requesting preliminary plan approval for a 10 lot commercial subdivision to be known as Southtowne and adoption of a planned commercial development plan for 21.55 acres located at the northeast corner of Veterans Memorial Highway and the South Expressway. It will be developed in two phases, shown as Phase 1-A and 1-B. Phase 1-A includes Lots 1 through 8 and the public streets/infrastructure. Lots 9 and 10 and wetland mitigation will come later. Ordinance No. 5833 on February 14, 2005 rezoned this land to PC/Planned Commercial from C-2 Commercial and I-2/General Industrial. The zoning is appropriate for the intended commercial uses. Preliminary subdivision plans and development plans are subject to review and recommendation by the Planning Commission and final approval by the City Council.

Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, 'but is deemed to be an authorization to proceed with the preparation of final construction plans or performance guarantee and the final plat'. (§14.11.060.04 – Subdivision Ordinance). The proposed development is generally consistent with the intent and purpose of the Subdivision and Zoning Ordinances. Sewer, water and other utilities are available and can be extended with adequate capacity to serve the proposed uses. The developer bears the cost to extend the utilities to the subdivision and service to each lot.

Access to each lot will be from new public streets built to City standards. Both East Manawa Drive and Southtowne Avenue will be 41' wide, concrete, curbed and gutted roadways on 72' wide right-of-way, extending to a signalized intersection at Veterans Memorial Highway and the South Expressway, respectively. The new portion of East Manawa Drive will align with the existing roadway to the south. Additional land for this street and at South Expressway on the north for Southtowne Avenue will be acquired by the developer from the effected property owner and incorporated into the final plat. Southtowne Drive and Southtowne Street are 31' wide roadways on 60' wide right-of-way. Access to Lots 1 and 8 is limited to Southtowne Drive. One drive is permitted per lot and where practical, shared driveways are encouraged along Southtowne Drive, with cross access and shared maintenance agreements between/ among the effected lots. The drives should also be aligned with the future options for Phase 1-B development. No additional entrances to the subdivision will be allowed from either Veterans Memorial or the South Expressway. The typical sections for the streets are acceptable as shown on Sheet 1 of 2.

Based upon the Traffic Impact study presented with the application, Public Works requires a new traffic signal at the South Expressway and Southtowne Avenue intersection and enhancements to the signal at Veterans Memorial Highway and East Manawa Drive. Southtowne Street will be at an unsignalized, right-in, right-out entrance to Veterans Memorial Highway. The signal improvements shall be completed with the Phase 1-A roadway construction.

An 18" sanitary sewer is shown in Southtowne Drive right-of-way. A minimum of 15' on each side of the centerline is required. Additional land for the sanitary sewer will be acquired by the developer to connect the sewer to the existing facilities to the east and also to Richland Drive Pump Station on the northwest.

A drainage study was submitted with the application and further revised. Additional retention capacity is needed as well as extension of pipe to drain the Southtowne Drive/East Manawa Drive intersection. Wetlands mitigation will be required as part of the Phase 1-B improvements. A letter of map amendment is needed prior to any construction on the site. Known as a CLOMR-F, the Corps of Engineers will need to review and approve the fill for both Phase 1-A and Phase 1-2.

The applicant has requested a water main extension agreement from the Water Works. A 16" main extends east/west in Veterans Memorial Highway right-of-way and a 12" line is on the west side of the South Expressway. An 8" line is shown in the Southtowne roadways. Water Works is requesting a 12" line to assure adequate capacity due to unknown future use. Final determination of hydrant needs and locations will be reviewed and approved with the construction drawings.

MidAmerican Energy has overhead electric facilities located in right-of-way on the northwest corner of the South Expressway and Veterans Memorial Highway which will not conflict with this development. Service from a three phase overhead line which served a building at 100 South Omaha Bridge Road has been removed. All electric facilities in the subdivision shall be underground. The developer will be responsible for installing a conduit system and providing easements for the underground electric facilities on the site. MidAmerican will determine the route based upon a final site plan and proposed electric loads. They require a 15' underground easement for all facilities.

Streetlights along the public streets and in parking areas within the site will be installed at no cost to the City. Locations and style of lighting were not provided.

The size and number of parking spaces and the width of the drive lanes appear consistent with the requirements of the Zoning Ordinance. With an estimated 128,350 square feet of space, 642 spaces are required for general retail use and approximately 809 are shown. Turning radii, access for emergency responders and composition of the hard surfacing will be reviewed and approved with construction drawings. Parking adequacy will be reviewed with each building permit application.

A 10' wide trail is shown along the South Expressway and along the East Manawa Drive street frontage of Lot 8. A five foot wide sidewalk is shown along the south side of Southtowne Drive and Southtowne Avenue. The sidewalk will also extend to the drive entrances of Lots 5 and 6. The trail segment extensions are intended to encourage pedestrians to cross the highway at East Manawa Drive. Sidewalk is not required along the north side of Veterans Memorial Highway.

The general site layout (building footprints and parking) as shown on the development plan, with the exception of the drive access points discussed elsewhere, is acceptable. The locations of the trash enclosures as shown are not approved. Landscaping shown on the development plan as shown is generally acceptable however; additional trees/shrubs are needed within the large parking area in Lot 1 to break up the mass of hard surfacing. Perennial and annual beds are proposed at the South 24<sup>th</sup> Street entrance and within the lifestyle center. As noted in the plan, all planted areas will be irrigated.

Signage. An entrance study completed by Iowa West Foundation has designated the intersection of Veterans Memorial Highway and South Expressway for special design treatment. The development plan shows a ground identification sign the right-of-way at that location and another at the Veterans Memorial and East Manawa Drive intersection. All signs at this location must be on-premise. The application asks for one monument sign on each lot with a maximum area of 48 square feet. Attached signage would be limited to a maximum of 36' in height.

#### **Recommendation**

The Community Development Department recommends:

- A. Preliminary plan approval for a subdivision to be known as Southtowne as shown on the attachments, subject to the following conditions, notes and exceptions.



1. Conform to all City standards and specifications, the zoning and subdivision ordinances, including §14.14.040 – Subdivision Design and Required Improvements and the Public Works Standards for Public Improvements.
2. All utilities shall be installed underground.
3. Streetlights shall be installed at locations approved by the Public Works Department.
4. The Developer shall be responsible for constructing the off-site improvements consistent with the revised traffic study and Public Works Department requirements. Off-site improvements shall include the following:
  - A. A traffic signal shall be installed at the intersection of South Expressway and Southtowne Avenue and controller enhancements completed to the existing signal along Veterans Memorial Highway.
  - B. Additional land for the storm sewer easement extending north from East Manawa Drive.
  - C. Additional land from the effected property owners for a 30' wide sanitary sewer easement to connect to existing facilities to the east, north of Veterans Memorial Highway and also to the north and west to connect to the Richland Drive Pump Station.
  - D. Dedication of additional right-of-way along the South Expressway to incorporate the 10' wide trail segment shown straddling the west property line.
5. Prepare and submit a development fill plan for Phase 1-A for review by the Corps of Engineers to secure a CLOMR-F. Building permits will not be issued for the subdivision until the CLOMR-F has been issued. Likewise, a letter of map amendment will also be needed prior to beginning construction on Phase 1-B.
6. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way, during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. The erosion and sediment control plan shall include temporary and permanent vegetative cover on all disturbed areas, structural measures and a maintenance and inspection program to address removal of sediment during construction and following any rainfall event. The proper review authority shall approve all necessary local and state permits, including a storm water pollution prevention plan and grading permits. Storm drainage designed for a 100-year rainfall event shall be stored within the site to discharge at levels not to exceed the predevelopment runoff amounts. A revised drainage plan shall be completed to include volume expectations based on Public Works design standards and coordination with the drainage capacity of the broader area. The proposed detention basin shall be sized accordingly. All applicable permits necessary to meet local state and federal requirements shall be the developer's responsibility.
7. Complete arrangements for the water main extension agreement with the Council Bluffs Water Works for appropriately sized and designed water supply to each lot.
8. Install fire hydrants at locations that comply with the minimum spacing requirements of the Water Works and the fire safety codes.
9. Trail segments (10' wide) along South Expressway and East Manawa Drive and the 5' wide sidewalk along the Southtowne Avenue frontage of Lot 1, built to City standards shall be completed concurrent with roadway construction in Phase 1-A. The remaining sidewalk along Southtowne Drive and Avenue, as shown on the development plan, shall be installed prior to issuance of the Certificate of Occupancy for each lot.
10. Streetlights paid for as part of the development cost shall comply with Public Works Department standards.
- 11. All billboards (off-premise signage) shall be removed from the site prior to execution of the final plat.**

**B. Approve the Planned Commercial Development Plan for Southtowne subject to the following:**

1. Site Development
  - A. Minimum setback requirements for all structures shall be: Front 20 feet, Rear 15feet; Interior side 10 feet; and Street side: 15 feet.
  - B. Southtowne Drive shall be the front yard of Lots 1 through 8 in Phase 1-A and Lots 9 and 10 in Phase 1-B.
  - C. The maximum height of any building, structure or decorative feature for Phase 1-A lots shall not exceed 25 feet. Building, structure and decorative feature in Phase 1-B lots shall not exceed 45feet or three stories. Parapet walls not to exceed 4' to hide mounted equipment from view. Curved roofs shall be standing seam only. Pitched roofs shall be slate or concrete shingles or standing seam. Not more

than 15% of the building using a pitched roof shall exceed the 25' height restriction.

D. All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosures shall have a lockable gate which when closed completely eliminates any view of the dumpster. The location will be approved with the building permit application.

E. All loading areas shall be screened from public view including all rights-of-way by a combination of architectural treatments and or landscaping which after 3 years shall significantly screen the loading area from view.

F. Each building will have a minimum of two and a maximum of three primary building materials, excluding glass. Primary building materials shall be: Brick (clay) or brick veneer, split face block, natural or composite stone or stone veneer laid horizontally and granite veneer. Secondary building materials shall be: precast concrete with exposed aggregate and sufficient detail, pattern or reveals to give texture and scale, cast in place concrete with exposed aggregate and sufficient detail, pattern or reveals to give texture and scale and integrally colored split-faced concrete block. Metal shall only be allowed as an architectural accent. Glass is permitted on any exterior. Forty percent (40%) or more but not to exceed 80% of the building's front façade or other street facing façade shall be made of brick, split face block, concrete masonry units with texture or stone. Stucco products cannot exceed 40% of the building surface. No flat faced concrete block shall be allowed except for the wall of the building which is not visible from a public space or right-of-way. Wood or wood appearing siding may be an acceptable exterior material, not to exceed 10% of the building surface. Vinyl siding is not allowed.

G. Access to each building for fire department equipment shall be provided in accordance with the requirements of the Fire Marshall's Office.

## 2. Landscape Plan

A. During construction and prior to installation of the landscaping, weeds shall be controlled consistent with both City and State requirements.

B. All landscaped areas including grassed and sodded areas shall be irrigated.

C. As part of the development plan approval for Phase 1-A, trees shall be planted 40' on center along the subdivision's frontage along Veteran s Memorial and South Expressway and along both the east and west sides of East Manawa Drive right-of-way.

D. A specific landscaping plan shall be part of every building permit application. The plan shall include the irrigation system and planting schedule, the species list with number and location of all plant material within a dimensioned site plan. The plan will be reviewed for consistency with the concept plan. The trees and shrubs shown on each lot are generally acceptable. Landscaping shall be installed prior to issuance of a Certificate of Occupancy for the lot.

E. Not more than 10% of the landscaped area in each lot in the subdivision shall be of inorganic material brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and shrubs.

F. Landscaping shall not interfere with the vision of any motorized vehicle at any intersection or pedestrian way.

G. All trees shall be at least 2" diameter or greater when planted.

H. Not less than 10% of the total lot area shall be landscaped with trees, shrubs and other plant material.

I. In addition to the trees planted on the subdivision perimeter, a minimum of one tree shall be planted on each lot for every 10 parking spaces located on that lot.

## 3. Parking

A. The required minimum number of parking spaces shall be determined the use as cited in Chapter 15.23 'Off Street Parking, Loading and Unloading' requirements. In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses.

B. The developer shall develop cross access and ingress/egress easements to be recorded with the final plat to accommodate shared parking and driveways.

C. Each request for a building permit will include a parking lot plan showing the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas, and lighting.

- D. Pedestrian ways connecting the building entrance to parking and sidewalks are required.
- E. All parking areas will be paved and curbed.
- F. All parking areas shall comply with ADA requirements.
- G. All exterior lighting in parking lots within the development shall be of a consistent type, finish and design of painted or finished aluminum or steel. Wood poles shall not be allowed. The maximum height shall not exceed 40 feet.

4. Signage

- A. One center sign located at the intersection of Veterans Memorial Highway and East Manawa Drive. This shall be monument sign with maximum height of 10'. Design shall be reviewed and approved administratively. Location and sign easement shall be included in the final plat as needed.
- B. Detached signage shall be limited to one monument sign per lot with a maximum height of 6 feet. The entire monument shall be counted as signage as measured from the existing finish grade to the top of the monument and from one side of the monument structure to the other with a maximum area on each side not to exceed 48 square feet per face.
- C. On-site directional signage will not be permitted due to the allowance for individual monument signs on each lot.
- D. Attached signs placed above the entrance shall not exceed 36" in height and 1.5 square feet per linear foot of the building to which it is attached, with a maximum of one sign per façade, not to exceed three signs.
- E. For attached signs, general sign parameters encourage individual illuminated letters, preferring reverse channel halo lighting, limited to the business or trade name of the premises as it appears on the lease.
- F. Pole signs, pylon signs and above peak roof signs are not permitted.
- G. Amendment to the development plan for signage will be necessary for the Phase 1-B development.

**Public Hearing**

The following appeared before the Planning Commission in favor of the request: Deb Petersen, representing Rod Rhoden. Ron Ross and Mike Geier, Snyder Associates.. No one appeared in opposition.

**Planning Commission Recommendation**

The Planning Commission concurs with the conditions in the staff report except that timing for removal of the south billboard will be defined in a development agreement for the site.

VOTE: AYE 9 NAY 1 ABSTAIN 0 ABSENT 1 Motion: Carried

Attachments: Attachment 'A', drainage plan and development concept plan

Represented by: Deb Petersen, P.O. Box 893, Council Bluffs, IA 51502-0893

Snyder Associates, Ron E. Ross, 1751 Madison Ave, Council Bluffs, IA 51503

Prepared by: Gayle M. Malmquist, Development Services Coordinator

RESOLUTION NO. 08-281

A RESOLUTION granting preliminary plan approval for a 10-lot commercial subdivision to be known as Southtowne.

WHEREAS, Rod Rhoden is requesting preliminary plan approval for a 10-lot commercial subdivision to be known as Southtowne and adoption of a planned commercial development plan for 21.55 acres located at the northeast corner of Veterans Memorial Highway and South Expressway; and

WHEREAS, Southtowne Subdivision will be developed in two phases, shown as Phase 1-A and 1-B; and

WHEREAS, the preliminary plan has been reviewed by the appropriate city departments and utilities; and

WHEREAS, the Planning Commission concurs with the Community Development Department, and recommends approval of the preliminary plan for a subdivision to be known as Southtowne, as shown on the attachments, subject to the following conditions, notes and exceptions:

1. Conform to all City standards and specifications, the zoning and subdivision ordinances, including Section 14.14.040 – Subdivision Design and Required Improvements and the Public Works Standards for Public Improvements.
2. All utilities shall be installed underground.
3. Streetlights shall be installed at locations approved by the Public Works Department.
4. The Developer shall be responsible for constructing the off-site improvements consistent with the revised traffic study and Public Works Department requirements. Off-site improvements shall including the following:
  - A. A traffic signal shall be installed at the intersection of South Expressway and Southtowne Avenue and controller enhancements completed to the existing signal along Veterans Memorial Highway.
  - B. Additional land for the storm sewer easement extending north from East Manawa Drive.
  - C. Additional land from the affected property owners for a 30' wide sanitary sewer easement to connect to existing facilities to the east, north of Veterans Memorial Highway and also to the north and west to connect to the Richland Drive Pump Station.
  - D. Dedication of additional right-of-way along the South Expressway to incorporate the 10' side trail segment shown straddling the west property line.
5. Prepare and submit a development fill plan for Phase 1-A for review by the Corps of Engineers to secure a CLOMR-F. Building permits will not be

issued for the subdivision until the CLOMR-F has been issued. Likewise, a letter of map amendment will also be needed prior to beginning construction on Phase 1-B.

6. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way, during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. The erosion and sediment control plan shall include temporary and permanent vegetative cover on all disturbed areas, structural measures and a maintenance and inspection program to address removal of sediment during construction and following any rainfall event. The proper review authority shall approve all necessary local and state permits, including a storm water pollution prevention plan and grading permits. Storm drainage designed for a 100-year rainfall event shall be stored within the site to discharge at levels not to exceed the predevelopment runoff amounts. A revised drainage plan shall be completed to include volume expectations based on Public Works design standards and coordination with the drainage capacity of the broader area. The proposed detention basin shall be sized accordingly. All applicable permits necessary to meet local, state and federal requirements shall be the developer's responsibility.

7. Complete arrangements for the water main extension agreement with the Council Bluffs Water Works for appropriately sized and designed water supply to each lot.

8. Install fire hydrants at locations that comply with the minimum spacing requirements of the Water Works and the fire safety codes.

9. Trail segments (10' side) along South Expressway and East Manawa Drive and the 5' wide sidewalk along the Southtowne Avenue frontage of Lot 1, built to City standards shall be completed concurrent with roadway construction in Phase 1-A. The remaining sidewalk along Southtowne Drive and Avenue, as shown on the development plan, shall be installed prior to issuance of the Certificate of Occupancy for each lot.

10. Streetlights paid for as part of the development cost shall comply with Public Works Department standards.

11. All billboards (off-premise signage) shall be removed from the site prior to execution of the final plat.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:

That the preliminary plan approval for Southtowne Subdivision, as shown on the attachments, is hereby approved subject to the conditions set forth above.

ADOPTED  
AND  
APPROVED September 22, 2008

\_\_\_\_\_  
THOMAS P. HANAFAN Mayor

Attest: \_\_\_\_\_  
JUDITH RIDGELEY City Clerk

Planning Case No. SUB-08-006

## Council Communication

Department: Community Development Case No. SUB-08-006 Case No. PC-08-005 Applicant: Rod Rhoden 4111 So. 144 St. Omaha, NE 68137	Resolution No. <u>08-282</u>	City Council: September 22, 2008 Planning Commission Meeting: September 9, 2008
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### Subject/Title

Preliminary plan review for a 10 lot commercial subdivision and adoption of the Planned Commercial Development Plan for a subdivision to be known as Southtowne. This 21.55 acre tract is in Lots 1, 2 and 3, Rhodens Subdivision and the east 637.83' lying north of the highway in the SW¼ SE¼ of Section 12-74-44, located at the northwest corner of Veterans Memorial Highway (Hwy 275) and South Expressway (Hwy 192).

### Background/Discussion

Rod Rhoden is requesting preliminary plan approval for a 10 lot commercial subdivision to be known as Southtowne and adoption of a planned commercial development plan for 21.55 acres located at the northeast corner of Veterans Memorial Highway and the South Expressway. It will be developed in two phases, shown as Phase 1-A and 1-B. Phase 1-A includes Lots 1 through 8 and the public streets/infrastructure. Lots 9 and 10 and wetland mitigation will come later. Ordinance No. 5833 on February 14, 2005 rezoned this land to PC/Planned Commercial from C-2 Commercial and I-2/General Industrial. The zoning is appropriate for the intended commercial uses. Preliminary subdivision plans and development plans are subject to review and recommendation by the Planning Commission and final approval by the City Council.

Approval of the preliminary plan is tentative and does not constitute acceptance of the final plat, 'but is deemed to be an authorization to proceed with the preparation of final construction plans or performance guarantee and the final plat'. (§14.11.060.04 – Subdivision Ordinance). The proposed development is generally consistent with the intent and purpose of the Subdivision and Zoning Ordinances. Sewer, water and other utilities are available and can be extended with adequate capacity to serve the proposed uses. The developer bears the cost to extend the utilities to the subdivision and service to each lot.

Access to each lot will be from new public streets built to City standards. Both East Manawa Drive and Southtowne Avenue will be 41' wide, concrete, curbed and gutted roadways on 72' wide right-of-way, extending to a signalized intersection at Veterans Memorial Highway and the South Expressway, respectively. The new portion of East Manawa Drive will align with the existing roadway to the south. Additional land for this street and at South Expressway on the north for Southtowne Avenue will be acquired by the developer from the effected property owner and incorporated into the final plat. Southtowne Drive and Southtowne Street are 31' wide roadways on 60' wide right-of-way. Access to Lots 1 and 8 is limited to Southtowne Drive. One drive is permitted per lot and where practical, shared driveways are encouraged along Southtowne Drive, with cross access and shared maintenance agreements between/ among the effected lots. The drives should also be aligned with the future options for Phase 1-B development. No additional entrances to the subdivision will be allowed from either Veterans Memorial or the South Expressway. The typical sections for the streets are acceptable as shown on Sheet 1 of 2.

Based upon the Traffic Impact study presented with the application, Public Works requires a new traffic signal at the South Expressway and Southtowne Avenue intersection and enhancements to the signal at Veterans Memorial Highway and East Manawa Drive. Southtowne Street will be at an unsignalized, right-in, right-out entrance to Veterans Memorial Highway. The signal improvements shall be completed with the Phase 1-A roadway construction.

An 18" sanitary sewer is shown in Southtowne Drive right-of-way. A minimum of 15' on each side of the centerline is required. Additional land for the sanitary sewer will be acquired by the developer to connect the sewer to the existing facilities to the east and also to Richland Drive Pump Station on the northwest.

6C

A drainage study was submitted with the application and further revised. Additional retention capacity is needed as well as extension of pipe to drain the Southtowne Drive/East Manawa Drive intersection. Wetlands mitigation will be required as part of the Phase 1-B improvements. A letter of map amendment is needed prior to any construction on the site. Known as a CLOMR-F, the Corps of Engineers will need to review and approve the fill for both Phase 1-A and Phase 1-2.

The applicant has requested a water main extension agreement from the Water Works. A 16" main extends east/west in Veterans Memorial Highway right-of-way and a 12" line is on the west side of the South Expressway. An 8" line is shown in the Southtowne roadways. Water Works is requesting a 12" line to assure adequate capacity due to unknown future use. Final determination of hydrant needs and locations will be reviewed and approved with the construction drawings.

MidAmerican Energy has overhead electric facilities located in right-of-way on the northwest corner of the South Expressway and Veterans Memorial Highway which will not conflict with this development. Service from a three phase overhead line which served a building at 100 South Omaha Bridge Road has been removed. All electric facilities in the subdivision shall be underground. The developer will be responsible for installing a conduit system and providing easements for the underground electric facilities on the site. MidAmerican will determine the route based upon a final site plan and proposed electric loads. They require a 15' underground easement for all facilities.

Streetlights along the public streets and in parking areas within the site will be installed at no cost to the City. Locations and style of lighting were not provided.

The size and number of parking spaces and the width of the drive lanes appear consistent with the requirements of the Zoning Ordinance. With an estimated 128,350 square feet of space, 642 spaces are required for general retail use and approximately 809 are shown. Turning radii, access for emergency responders and composition of the hard surfacing will be reviewed and approved with construction drawings. Parking adequacy will be reviewed with each building permit application.

A 10' wide trail is shown along the South Expressway and along the East Manawa Drive street frontage of Lot 8. A five foot wide sidewalk is shown along the south side of Southtowne Drive and Southtowne Avenue. The sidewalk will also extend to the drive entrances of Lots 5 and 6. The trail segment extensions are intended to encourage pedestrians to cross the highway at East Manawa Drive. Sidewalk is not required along the north side of Veterans Memorial Highway.

The general site layout (building footprints and parking) as shown on the development plan, with the exception of the drive access points discussed elsewhere, is acceptable. The locations of the trash enclosures as shown are not approved. Landscaping shown on the development plan as shown is generally acceptable however; additional trees/shrubs are needed within the large parking area in Lot 1 to break up the mass of hard surfacing. Perennial and annual beds are proposed at the South 24<sup>th</sup> Street entrance and within the lifestyle center. As noted in the plan, all planted areas will be irrigated.

Signage. An entrance study completed by Iowa West Foundation has designated the intersection of Veterans Memorial Highway and South Expressway for special design treatment. The development plan shows a ground identification sign the right-of-way at that location and another at the Veterans Memorial and East Manawa Drive intersection. All signs at this location must be on-premise. The application asks for one monument sign on each lot with a maximum area of 48 square feet. Attached signage would be limited to a maximum of 36' in height.

### **Recommendation**

The Community Development Department recommends:

- A. Preliminary plan approval for a subdivision to be known as Southtowne as shown on the attachments, subject to the following conditions, notes and exceptions.



1. Conform to all City standards and specifications, the zoning and subdivision ordinances, including §14.14.040 – Subdivision Design and Required Improvements and the Public Works Standards for Public Improvements.
2. All utilities shall be installed underground.
3. Streetlights shall be installed at locations approved by the Public Works Department.
4. The Developer shall be responsible for constructing the off-site improvements consistent with the revised traffic study and Public Works Department requirements. Off-site improvements shall include the following:
  - A. A traffic signal shall be installed at the intersection of South Expressway and Southtowne Avenue and controller enhancements completed to the existing signal along Veterans Memorial Highway.
  - B. Additional land for the storm sewer easement extending north from East Manawa Drive.
  - C. Additional land from the effected property owners for a 30' wide sanitary sewer easement to connect to existing facilities to the east, north of Veterans Memorial Highway and also to the north and west to connect to the Richland Drive Pump Station.
  - D. Dedication of additional right-of-way along the South Expressway to incorporate the 10' wide trail segment shown straddling the west property line.
5. Prepare and submit a development fill plan for Phase 1-A for review by the Corps of Engineers to secure a CLOMR-F. Building permits will not be issued for the subdivision until the CLOMR-F has been issued. Likewise, a letter of map amendment will also be needed prior to beginning construction on Phase 1-B.
6. Construction plans and comprehensive plans for grading, drainage and erosion control, including right-of-way, during site preparation, utility installation and construction shall be submitted to the Public Works Department for review and approval prior to beginning any earth disturbing activity. The erosion and sediment control plan shall include temporary and permanent vegetative cover on all disturbed areas, structural measures and a maintenance and inspection program to address removal of sediment during construction and following any rainfall event. The proper review authority shall approve all necessary local and state permits, including a storm water pollution prevention plan and grading permits. Storm drainage designed for a 100-year rainfall event shall be stored within the site to discharge at levels not to exceed the predevelopment runoff amounts. A revised drainage plan shall be completed to include volume expectations based on Public Works design standards and coordination with the drainage capacity of the broader area. The proposed detention basin shall be sized accordingly. All applicable permits necessary to meet local state and federal requirements shall be the developer's responsibility.
7. Complete arrangements for the water main extension agreement with the Council Bluffs Water Works for appropriately sized and designed water supply to each lot.
8. Install fire hydrants at locations that comply with the minimum spacing requirements of the Water Works and the fire safety codes.
9. Trail segments (10' wide) along South Expressway and East Manawa Drive and the 5' wide sidewalk along the Southtowne Avenue frontage of Lot 1, built to City standards shall be completed concurrent with roadway construction in Phase 1-A. The remaining sidewalk along Southtowne Drive and Avenue, as shown on the development plan, shall be installed prior to issuance of the Certificate of Occupancy for each lot.
10. Streetlights paid for as part of the development cost shall comply with Public Works Department standards.
- 11. All billboards (off-premise signage) shall be removed from the site prior to execution of the final plat.**

B. Approve the Planned Commercial Development Plan for Southtowne subject to the following:

1. Site Development
  - A. Minimum setback requirements for all structures shall be: Front 20 feet, Rear 15feet; Interior side 10 feet; and Street side: 15 feet.
  - B. Southtowne Drive shall be the front yard of Lots 1 through 8 in Phase 1-A and Lots 9 and 10 in Phase 1-B.
  - C. The maximum height of any building, structure or decorative feature for Phase 1-A lots shall not exceed 25 feet. Building, structure and decorative feature in Phase 1-B lots shall not exceed 45feet or three stories. Parapet walls not to exceed 4' to hide mounted equipment from view. Curved roofs shall be standing seam only. Pitched roofs shall be slate or concrete shingles or standing seam. Not more

than 15% of the building using a pitched roof shall exceed the 25' height restriction.

D. All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosures shall have a lockable gate which when closed completely eliminates any view of the dumpster. The location will be approved with the building permit application.

E. All loading areas shall be screened from public view including all rights-of-way by a combination of architectural treatments and or landscaping which after 3 years shall significantly screen the loading area from view.

F. Each building will have a minimum of two and a maximum of three primary building materials, excluding glass. Primary building materials shall be: Brick (clay) or brick veneer, split face block, natural or composite stone or stone veneer laid horizontally and granite veneer. Secondary building materials shall be: precast concrete with exposed aggregate and sufficient detail, pattern or reveals to give texture and scale, cast in place concrete with exposed aggregate and sufficient detail, pattern or reveals to give texture and scale and integrally colored split-faced concrete block. Metal shall only be allowed as an architectural accent. Glass is permitted on any exterior. Forty percent (40%) or more but not to exceed 80% of the building's front façade or other street facing façade shall be made of brick, split face block, concrete masonry units with texture or stone. Stucco products cannot exceed 40% of the building surface. No flat faced concrete block shall be allowed except for the wall of the building which is not visible from a public space or right-of-way. Wood or wood appearing siding may be an acceptable exterior material, not to exceed 10% of the building surface. Vinyl siding is not allowed.

G. Access to each building for fire department equipment shall be provided in accordance with the requirements of the Fire Marshall's Office.

## 2. Landscape Plan

A. During construction and prior to installation of the landscaping, weeds shall be controlled consistent with both City and State requirements.

B. All landscaped areas including grassed and sodded areas shall be irrigated.

C. As part of the development plan approval for Phase 1-A, trees shall be planted 40' on center along the subdivision's frontage along Veteran s Memorial and South Expressway and along both the east and west sides of East Manawa Drive right-of-way.

D. A specific landscaping plan shall be part of every building permit application. The plan shall include the irrigation system and planting schedule, the species list with number and location of all plant material within a dimensioned site plan. The plan will be reviewed for consistency with the concept plan. The trees and shrubs shown on each lot are generally acceptable. Landscaping shall be installed prior to issuance of a Certificate of Occupancy for the lot.

E. Not more than 10% of the landscaped area in each lot in the subdivision shall be of inorganic material brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and shrubs.

F. Landscaping shall not interfere with the vision of any motorized vehicle at any intersection or pedestrian way.

G. All trees shall be at least 2" diameter or greater when planted.

H. Not less than 10% of the total lot area shall be landscaped with trees, shrubs and other plant material.

I. In addition to the trees planted on the subdivision perimeter, a minimum of one tree shall be planted on each lot for every 10 parking spaces located on that lot.

## 3. Parking

A. The required minimum number of parking spaces shall be determined the use as cited in Chapter 15.23 'Off Street Parking, Loading and Unloading' requirements. In cases where several uses occupy a structure or parcel of land the total requirement for off-street parking shall be the sum of the requirement of the different uses.

B. The developer shall develop cross access and ingress/egress easements to be recorded with the final plat to accommodate shared parking and driveways.

C. Each request for a building permit will include a parking lot plan showing the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas, and lighting.

- D. Pedestrian ways connecting the building entrance to parking and sidewalks are required.
- E. All parking areas will be paved and curbed.
- F. All parking areas shall comply with ADA requirements.
- G. All exterior lighting in parking lots within the development shall be of a consistent type, finish and design of painted or finished aluminum or steel. Wood poles shall not be allowed. The maximum height shall not exceed 40 feet.

4. Signage

- A. One center sign located at the intersection of Veterans Memorial Highway and East Manawa Drive. This shall be monument sign with maximum height of 10'. Design shall be reviewed and approved administratively. Location and sign easement shall be included in the final plat as needed.
- B. Detached signage shall be limited to one monument sign per lot with a maximum height of 6 feet. The entire monument shall be counted as signage as measured from the existing finish grade to the top of the monument and from one side of the monument structure to the other with a maximum area on each side not to exceed 48 square feet per face.
- C. On-site directional signage will not be permitted due to the allowance for individual monument signs on each lot.
- D. Attached signs placed above the entrance shall not exceed 36" in height and 1.5 square feet per linear foot of the building to which it is attached, with a maximum of one sign per façade, not to exceed three signs.
- E. For attached signs, general sign parameters encourage individual illuminated letters, preferring reverse channel halo lighting, limited to the business or trade name of the premises as it appears on the lease.
- F. Pole signs, pylon signs and above peak roof signs are not permitted.
- G. Amendment to the development plan for signage will be necessary for the Phase 1-B development.

**Public Hearing**

The following appeared before the Planning Commission in favor of the request: Deb Petersen, representing Rod Rhoden. Ron Ross and Mike Geier, Snyder Associates.. No one appeared in opposition.

**Planning Commission Recommendation**

The Planning Commission concurs with the conditions in the staff report except that timing for removal of the south billboard will be defined in a development agreement for the site.

VOTE: AYE 9 NAY 1 ABSTAIN 0 ABSENT 1 Motion: Carried

Attachments: Attachment 'A', drainage plan and development concept plan

Represented by: Deb Petersen, P.O. Box 893, Council Bluffs, IA 51502-0893

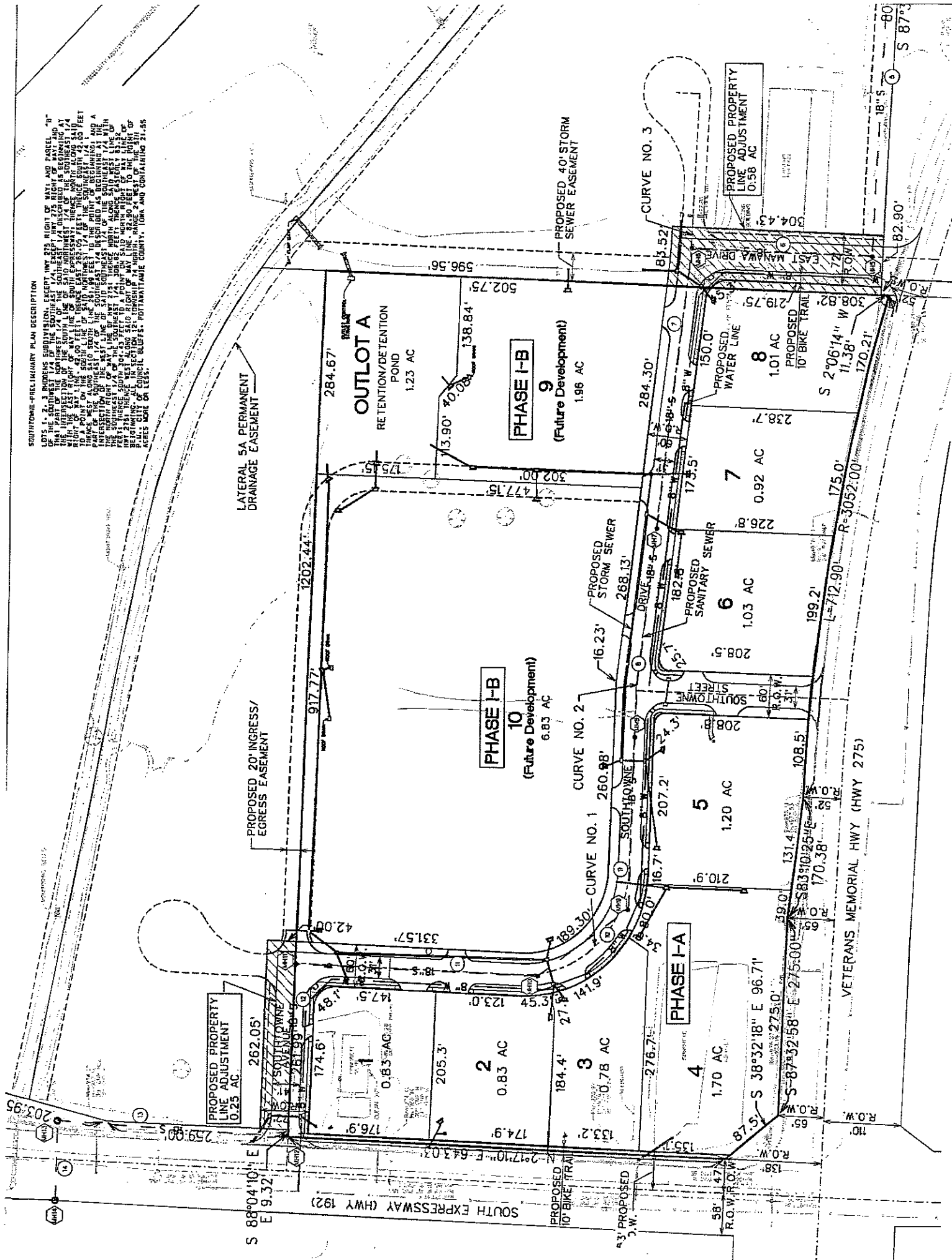
Snyder Associates, Ron E. Ross, 1751 Madison Ave, Council Bluffs, IA 51503

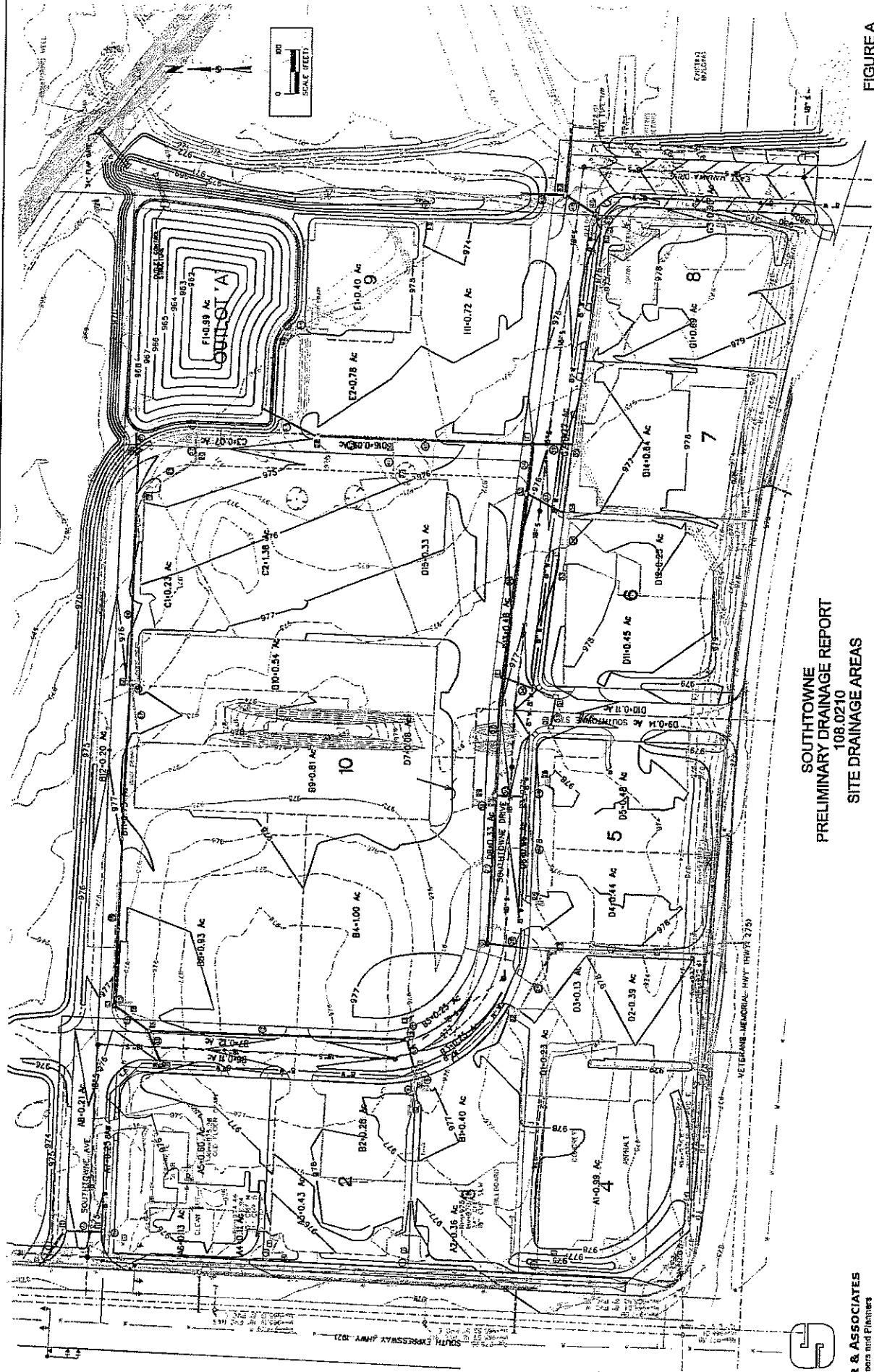
Prepared by: Gayle M. Malmquist, Development Services Coordinator



PVC	SANTARY	SEWER	TABLE	Box 177		Location
				Length (ft)	Box 177	
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
7	7	7	7	7	7	7
8	8	8	8	8	8	8
9	9	9	9	9	9	9
10	10	10	10	10	10	10
11	11	11	11	11	11	11
12	12	12	12	12	12	12
13	13	13	13	13	13	13
14	14	14	14	14	14	14
15	15	15	15	15	15	15
16	16	16	16	16	16	16
17	17	17	17	17	17	17
18	18	18	18	18	18	18
19	19	19	19	19	19	19
20	20	20	20	20	20	20

OTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840,





SOUTHTOWNE  
PRELIMINARY DRAINAGE REPORT  
108.0210  
SITE DRAINAGE AREAS



**SNYDER & ASSOCIATES**  
Engineers and Planners







RESOLUTION NO. 08-282

A RESOLUTION to adopt a Planned Commercial Development Plan for a subdivision to be known as Southtowne, located at the northwest corner of Veterans Memorial Highway (Hwy. 275) and South Expressway (Hwy. 192).

WHEREAS, Rod Rhoden is requesting adoption of a Planned Commercial Development Plan for a 10 lot commercial subdivision to be known as Southtowne, consisting of a 21.55 acre tract in Lots 1, 2 and 3, Rhodens Subdivision and the east 637.83' lying north of the highway in the SW ¼ SE ¼ of Section 12-74-44; and

WHEREAS, Ordinance No. 5833, passed and approved on February 14, 2005, rezoned this land to PC/Planned Commercial from C-2/Commercial and I-2/General Commercial. This zoning is appropriate for the intended commercial uses; and

WHEREAS, the Community Development Department recommends approval of the Planned Commercial Development Plan for Southtowne, subject to the following:

1. Site Development.

A. Minimum setback requirements for all structures shall be: front 20 feet; rear 15 feet; interior side 10 feet; and street side 15 feet.

B. Southtowne Drive shall be the front yard of Lots 1 through 8 in Phase I-A and Lots 9 and 10 in Phase 1-B.

C. The maximum height of any building, structure or decorative feature for Phase 1-A lots shall not exceed 25 feet. Building, structure and decorative feature in Phase 1-B lots shall not exceed 45 feet or three stories. Parapet walls not to exceed 4' to hide mounted equipment from view. Curved roofs shall be standing seam only. Pitched roofs shall be slate or concrete shingles or standing seam. Not more than 15% of the building using a pitched roof shall exceed the 25' height restriction.

D. All trash receptacles shall be enclosed on three sides and screened from public view with materials similar to those of the primary building. The enclosures shall have a lockable gate which, when closed completely, eliminates any view of the dumpster. The location will be approved with the building permit application.

E. All loading areas shall be screened from public view, including all rights-of-way, by a combination of architectural treatments and/or landscaping which, after three years, shall significantly screen the loading area from view.

F. Each building will have a minimum of two and a maximum of three primary building materials, excluding glass. Primary building materials shall be: brick (clay) or brick veneer, split face block, natural or composite stone or stone veneer laid horizontally and granite veneer. Secondary building materials shall be: precast concrete with exposed aggregate and sufficient detail, pattern or reveals to give texture and scale, cast in place concrete with exposed aggregate and sufficient detail, pattern or reveals to give texture and scale and integrally colored split-faced concrete block. Metal shall only be allowed as an architectural

accent. Glass is permitted on any exterior. Forty percent (40%) or more, but not to exceed 80% of the building's front façade or other street facing façade shall be made of brick, split face block, concrete masonry units with texture or stone. Stucco products cannot exceed 40% of the building surface. No flat faced concrete block shall be allowed except for the wall of the building which is not visible from a public space or right-of-way. Wood or wood appearing siding may be an acceptable exterior material, not to exceed 10% of the building surface. Vinyl siding is not allowed.

G. Access to each building for fire department equipment shall be provided in accordance with the requirements of the Fire Marshall's office.

## 2. Landscape Plan.

A. During construction and prior to installation of the landscaping, weeds shall be controlled consistent with both City and State requirements.

B. All landscaped areas, including grassed and sodded areas, shall be irrigated.

C. As part of the development plan approval for Phase 1-A, trees shall be planted 40' on center along the subdivision's frontage along Veterans Memorial Highway and South Expressway and along both the east and west sides of East Manawa Drive right-of-way.

D. A specific landscaping plan shall be part of every building permit application. The plan shall include the irrigation system and planting schedule, the species list with number and location of all plant material within a dimensioned site plan. The plan will be reviewed for consistency with the concept plan. The trees and shrubs shown on each lot are generally acceptable. Landscaping shall be installed prior to issuance of a Certificate of Occupancy for the lot.

E. Not more than 10% of the landscaped area in each lot in the subdivision shall be of inorganic material brick, stone, aggregate, metal or artificial turf. Organic mulch may be used around trees and shrubs.

F. Landscaping shall not interfere with the vision of any motorized vehicle at any intersection or pedestrian way.

G. All trees shall be at least 2" diameter or greater when planted.

H. Not less than 10% of the total lot area shall be landscaped with trees, shrubs and other plant material.

I. In addition to the trees planted on the subdivision perimeter, a minimum of one tree shall be planted on each lot for every 10 parking spaces located on that lot.

## 3. Parking.

A. The required minimum number of parking spaces shall be determined as cited in Chapter 15.23 "Off-Street Parking, Loading and Unloading" requirements. In cases where several uses occupy a structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirement of the different uses.

B. The developer shall develop cross access and ingress/egress easements to be recorded with the final plat to accommodate shared parking and driveways.

C. Each request for a building permit will include a parking lot plan showing the number, location, and dimension of all drive aisles and spaces, pedestrian ways, islands, landscaped areas, loading areas and lighting.

D. Pedestrian ways connecting the building entrance to parking and sidewalks are required.

E. All parking areas will be paved and curbed.

F. All parking areas shall comply with ADA requirements.

G. All exterior lighting in parking lots within the development shall be of a consistent type, finish and design of painted or finished aluminum or steel. Wood poles shall not be allowed. The maximum height shall not exceed 40 feet.

4. Signage.

A. One center sign located at the intersection of Veterans Memorial Highway and East Manawa Drive. This shall be a monument sign with maximum height of 10'. Design shall be reviewed and approved administratively. Location and sign easement shall be included in the final plat as needed.

B. Detached signage shall be limited to one monument sign per lot with a maximum height of six feet. The entire monument shall be counted as signage as measured from the existing finish grade to the top of the monument and from one side of the monument structure to the other with a maximum area on each side not to exceed 48 square feet per face.

C. On-site directional signage will not be permitted due to the allowance for individual monument signs on each lot.

D. Attached signs placed above the entrance shall not exceed 36" in height and 1.5 square feet per linear foot of the building to which it is attached, with a maximum of one sign per façade, not to exceed three signs.

E. For attached signs, general sign parameters encourage individual illuminated letters, preferring reverse channel halo lighting, limited to the business or trade name of the premises as it appears on the lease.

F. Pole signs, pylon signs and above peak roof signs are not permitted.

G. Amendment to the development plan for signage will be necessary for the Phase 1-B development.

WHEREAS, the Planning Commission concurs with the Community Development Department recommendation.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:

That the Planned Commercial Development Plan for Southtowne is hereby approved, subject to the conditions set forth above.

ADOPTED  
AND  
APPROVED September 22, 2008

\_\_\_\_\_  
THOMAS P. HANAFAN Mayor

Attest:

\_\_\_\_\_  
JUDITH RIDGELEY City Clerk

Planning Case No. PC-08-005

C.A. September 22, 2008

TO: Thomas P. Hanafan, Mayor

FROM: Donn Dierks, Director of Public Health

SUBJECT: Assessment for Removal of Solid Waste Nuisance from Private Property and Public Right-of-Way or for Removal of Solid Waste Nuisance Deemed an Emergency

This item is a resolution assessing \$2,867.25 in unpaid costs of solid waste abatement against these properties. It is recommended that Council pass this resolution.

#### PERTINENT FACTS

The properties were inspected by personnel of the Department of Public Health and found to contain a nuisance of solid waste on private property or on public right-of-way, as specified in municipal code 10.02.040 and/or 4.12.140. The title-holder of record was notified by posting notice on the property and given 48 hours to remove materials from public right-of-way and 3 days to remove materials from private property.

Or, in the case of a nuisance deemed an emergency, Municipal code 10.02.060 states that the "city may perform any action required by this chapter without prior notice to the abutting property owner, and assess the costs and administrative charges in the same fashion as set out in 10.02.040."

#### CASE HISTORY

Upon failure of the owner to abate the problems, the property was referred to the city contractor who abated the nuisance. The city was billed for this work and has paid the contractor. We have in turn sent a statement to the titleholder of record requesting payment of this amount plus the cost to the city for enforcing the ordinance. To date, payment has not been received and at least ten (10) days have elapsed from the date of billing.

#### ALTERNATIVE ACTIONS

City Ordinance states that these unpaid costs "may be assessed against the property for collection in the same manner as a property tax, pursuant to the provisions of Section 364.12 of the Code of Iowa. An additional administrative fee shall be added to each delinquent account if it is certified for collection by the county auditor."

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1. Take no action: The cost of the abatement at these properties will be paid from the general fund. Thus, the cost will be spread among all taxpayers including the vast majority who care for their property, keeping it free of solid waste.
2. Asses the costs to the specific property: Thus, the responsible property owner will bear the cost of failing to comply with City Ordinance (unless they choose not to pay the taxes). In addition to all costs incurred, an additional \$50.00 has been added to each amount to help pay for the extra work involved in the assessment process.

#### RECOMMENDED ACTION

We recommend that the Council adopt alternative 2: Assessment of all costs against the properties. This resolution accomplishes this alternative.

RESOLUTION NO. 08-283

WHEREAS, City Ordinance No. 5219 and 5220, passed and approved by the Council Bluffs City Council on May 22, 1995, requires all property owners to abate any nuisance upon public right-of-way of materials stored for more than 24 hours, or materials stored on private property for more than 3 days,

and

WHEREAS, the owner of each specific property was given proper notification to remove materials from public right-of-way and from private property,

and/or

WHEREAS, An emergency existed as defined in section 10.02.060 and /or 4.12.140

and

WHEREAS, the owner failed to remove the materials in the allotted time,

and

WHEREAS, the City, through it's contractor removed the materials,

and

WHEREAS, the City has billed the owner by mail for the cost of removing the materials from their properties,

and

WHEREAS, more than 10 days have elapsed since the billing and the bills remain unpaid:

and

WHEREAS, the City Council may have these unpaid costs assessed against the properties from which the materials were removed pursuant to Section 10.02.070 or 4.12.140 of the Municipal Code of the City of Council Bluffs, Iowa,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA:

That the unreimbursed costs incurred by the City for the removal of nuisances found on these properties be assessed against said properties;

and

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized, empowered and directed to certify said properties and assessments to the Pottawattamie County Treasurer to be collected in the same manner as a property tax.

ADOPTED  
AND  
APPROVED September 22, 2008 ,

BY: \_\_\_\_\_  
Thomas P. Hanafan, Mayor

ATTEST: \_\_\_\_\_  
Judith Ridgeley, City Clerk



2008 Spring - Summer						
Parcel number	Address	Location description	Name	Num.		
444 01 376 010	2610 S 7TH ST	SOUTH SIDE ADD LT 3 BLK 2	BANK OF NEW YORK TRUST CO	SW 13		\$497.50
444 02 412 005	2519 S 17TH ST	RAILROAD ADD LT 7 EXC N22' & ALL LTS 8 THRU 10 BLK 51 & 1/2 VAC ALLEY ADJ	COUNTRYWIDE HOME LOANS INC	SW 3		\$225.75
543 31 109 011	618 DAMON ST	STUTSMAN SECOND ADD S1/2 LT 5 BLK 15 & ALL LT 6 BLK 15	BANK OF THE WEST	SW 9		\$212.00
544 27 353 003	3305 AVE B	PERRY'S SECOND ADDITION LT 11 BLK E	FREDERIKSEN, TIMOTHY-REBECCA	SW 5		\$243.00
544 33 204 002	3635 2ND AVE	FERRY ADD LT 25 BLK 30	RICHARDS, R LEROY	SW 8		\$259.00
544 34 228 005	2426 2ND AVE	WRIGHTS ADD E2' LT 36 & ALL LTS 37-38 BLK 4	R-R EQUITIES LLC	SW 12		\$420.00
544 34 328 013	906 SPRUCE ST	SELDINS FIRST ADD LT 1	WICHMAN, TIMOTHY D	SW 4		\$387.00
544 35 282 011	LT E of 1314 7TH AVE	EVERETTS ADD E1/2 LT 5 BLK 28	COLLINS, D C JR	SW 6		\$623.00
			Total			\$2,867.25

C.A. September 22, 2008

TO: Thomas P. Hanafan, Mayor  
FROM: Donn Dierks, Director of Public Health  
SUBJECT: Assessment of Weed Abatement Costs

This item is a resolution assessing \$41,222.98 in unpaid costs of weed abatement against these properties. It is recommended that Council pass this resolution.

#### PERTINENT FACTS

The properties were inspected by personnel of the Department of Public Health and found to contain weeds, brush and/or debris in violation of City Ordinance 4.19.010 or 8.54.010. The titleholder of record was notified by mail of the violation and given at least seven (7) days to abate the nuisance.

#### CASE HISTORY

Upon failure of the owner to comply with the notice the property was referred to the city weed contractor who abated the weeds, brush and/or debris. The city was billed for this work and has paid the contractor. We have in turn sent a statement to the titleholder of record requesting payment of this amount plus the cost to the city for enforcing the ordinance. To date, payment has not been received and at least ten (10) days have elapsed from the date of billing as required by ordinance.

The Council has for the past twenty-five years assessed all costs of weed abatement against other properties.

#### ALTERNATIVE ACTIONS

City Ordinance states that these costs "may be assessed"; therefore, there are two major alternatives possible:

1. Take no action: The cost of weed abatement at these lots will be paid from the general fund. Thus, the cost will be spread among all taxpayers including the vast majority who care for their property and keep it cut.

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2. Asses the costs to the specific property: Thus, the responsible property owner will bear the cost of failing to comply with City Ordinance (unless they choose not to pay the taxes). In addition to all costs incurred, an additional \$50.00 has been added to each amount to help pay for the extra work involved in the assessment process.

#### RECOMMENDED ACTION

We recommend that the Council adopt alternative 2: Assessment of all costs against the properties. This resolution accomplishes this alternative.

RESOLUTION NO. 08-284

WHEREAS, City Ordinance No. 4849, passed and approved by the Council Bluffs City Council on April 15, 1988, requires all property owners within the City of Council Bluffs, Iowa, to cut or destroy all weeds exceeding 18 inches in height;  
and

WHEREAS, all property owners in Council Bluffs were notified of the above requirements by ordinance and by publication in the Council Bluffs Nonpareil.  
and

WHEREAS, the owner of each specific property was notified by regular mail and given at least seven (7) days to abate the nuisance;  
and

WHEREAS, the City, through its contractor, has attempted to cut or destroy all weeds exceeding 18 inches in height found upon property where the owners have failed to cut or destroy the weeds themselves;  
and

WHEREAS, more than ten days have elapsed since the City has billed each property owner by mail for the cost of removing the weeds from their properties;  
and

WHEREAS, the cost of weed abatement on these properties has been incurred by the City and remains unpaid;  
and

WHEREAS, the City Council may have these unpaid costs assessed against the properties from which the weeds were removed pursuant to Section 4.19.010 or 8.54.010 of the Municipal Code of the City of Council Bluffs, Iowa, and Section 364.12(3) (g) and (h) of the State Code of Iowa:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COUNCIL BLUFFS, IOWA:

That the unreimbursed costs incurred by the City for the abatement of weeds found upon the properties be assessed against said properties;

and

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized, empowered and directed to certify said properties and assessments to the Pottawattamie County Treasurer to be collected in the same manner as a property tax.

ADOPTED  
AND  
APPROVED September 22, 2008

BY: \_\_\_\_\_  
Thomas P. Hanafan, Mayor

ATTEST: \_\_\_\_\_  
Judith Ridgeley, City Clerk

		2008 Spring - Summer	
Parcel	Address	Description	
4443 05 429 001	2701 TARA HILLS ST	TARA HILLS O/L 1	
4443 05 429 001	2701 TARA HILLS ST	TARA HILLS O/L 1	
4443 06 127 001	1609 SKYLINE DR	HEARTLAND HEIGHTS 1ST ADD-PHASE I LOT 1	
4443 19 129 010	5627 REDTAIL RD	EAGLE TRAIL SUB PHASE 3 LT 97	
4444 01 102 006	1617 S 10TH ST	HOWARDS ADD S3' LT 5 & ALL LT 6 & N16' LT 7 BLK 3	
4444 01 102 006	1617 S 10TH ST	HOWARDS ADD S3' LT 5 & ALL LT 6 & N16' LT 7 BLK 3	
4444 01 102 009	914 17TH AVE	HOWARDS ADD LT 10 BLK 3	
4444 01 102 009	914 17TH AVE	HOWARDS ADD LT 10 BLK 3	
4444 01 107 007	1815 S 11TH ST	HOWARDS ADD LTS 8 & 9 BLK 20	
4444 01 126 012	1608 S 7TH ST	HUGHES & DONIPHANS ADD LT 2 BLK 1	
4444 01 161 001	2201 S 10TH ST	BURNS ADD LT 1 BLK 3	
4444 01 179 008	2016 S 6TH ST	HUGHES & DONIPHANS ADD LT 4 BLK 12	
4444 01 179 008	2016 S 6TH ST	HUGHES & DONIPHANS ADD LT 4 BLK 12	
4444 01 376 010	2610 S 7TH ST	SOUTH SIDE ADD LT 3 BLK 2	
4444 01 382 001	2801 S 7TH ST	DAYS SOUTHSIDE ADD N50' LTS 1 & 2 BLK 5	
4444 01 382 001	2801 S 7TH ST	DAYS SOUTHSIDE ADD N50' LTS 1 & 2 BLK 5	
4444 02 234 003	1811 S 12TH ST	HOWARDS ADD LTS 5-6 BLK 21	
4444 02 281 007	2010 S 13TH ST	BURNS ADD N8' LT 18 & ALL LT 19 BLK 23 & 1/2 VAC ALLEY ADJ	
4444 02 291 003	1113 22ND AVE	BURNS ADD LTS 6 & 7 BLK 5 & W1/2 VAC E N/S ALLEY ADJ LT 7	
4444 02 291 003	1113 22ND AVE	BURNS ADD LTS 6 & 7 BLK 5 & W1/2 VAC E N/S ALLEY ADJ LT 7	
4444 02 408 019	1515 24TH AVE	COY FIRST SUB LT 27	
4444 02 408 028	Vac lt S of 1506 25th Ave	ZAIGER ADD LT 92	
4444 02 412 005	2519 S 17TH ST	RAILROAD ADD LT 7 EXC N22' & ALL LTS 8 THRU 10 BLK 51 & 1/2 VAC ALLEY ADJ	
4444 02 412 005	2519 S 17TH ST	RAILROAD ADD LT 7 EXC N22' & ALL LTS 8 THRU 10 BLK 51 & 1/2 VAC ALLEY ADJ	
4444 02 413 009	Vac lt N of 2531 S 16, Lot 42	ZAIGER ADD LT 42	
4444 02 413 009	Vac lt on S 16, N of 2531 S 16	ZAIGER ADD LT 42	
4444 02 430 007	1216 24TH AVE	RAILROAD ADDITION LT 12 & E10 FT LT 11 BLK 27	
4444 02 453 018	Vac lt bet. 2608 & 2616 Pavich	ZAIGER ADD LT 56	
4444 02 483 009	2812 S 12TH ST	RAILROAD ADDITION LOTS 22 AND 23 BLK 86	
4444 02 484 012	2818 S 11TH ST	RAILROAD ADDITION LT 18 EXC S32' LT 19 & S16' LT 20 BLK 85 & 1/2 VAC ALLEY ADJ	
4444 02 484 012	2818 S 11TH ST	RAILROAD ADDITION LT 18 EXC S32' LT 19 & S16' LT 20 BLK 85 & 1/2 VAC ALLEY ADJ	
4444 12 352 006	N E CRNER WRIGHT RD/11 ST	RAYOMA SUB LTS 53 THRU 56 & S1/2 VAC MICHIGAN AVE ADJ & LTS 57 THRU 67 EXC PT LTS 60 & 61 COMM SWCOR LT 61 TH	N 220' E 221' S 1/4 W 220' 7' 241' M 40' 1' TO R 20'

'444 12 353 009	812 WRIGHT RD	SECTION 12-74-44 W40' E210' S130' SW SW LT D
'444 12 353 009	812 WRIGHT RD	SECTION 12-74-44 W40' E210' S130' SW SW LT D
'444 13 252 005	4513 SIOUX ST	MANAWA PARK ADD REPLAT OF BLK 27 TO 31 LT 23 BLK A
'444 15 128 001	2814 TWIN CITY DR	TWIN CITIES PLAZA LT 257
'444 16 251 007	3610 JOHN ST	MOORES SUB SW NE 16 74 44 LT 7 BLK 10
'444 16 251 007	3610 JOHN ST	MOORES SUB SW NE 16 74 44 LT 7 BLK 10
'444 16 251 007	3610 JOHN ST	MOORES SUB SW NE 16 74 44 LT 7 BLK 10
'444 16 252 030	Lt W of 3606 WILLIAM LANE	MOORES SUB LTS 16 & 17 BLK 7
'444 16 252 030	3610 WILLIAMS LANE	MOORES SUB LTS 16 & 17 BLK 7
'543 19 352 016	39 HAPPY HOLLOW BLVD	ESANCY & SPENCE ADD LT 14
'543 30 105 024	1218 E WASHINGTON	BABBITT PLACE S1/2 LT 3 BLK 4 LT 4 BLK 4
'543 30 354 013	218 GRACE ST	STUTSMANS FIRST ADD LT 7 BLOCK 6
'543 30 359 008	310 FRANKLIN AVE	EUBANKS 2ND ADD N1/2 E1/2 LT 3 BLK 4
'543 31 109 011	618 DAMON ST	STUTSMAN SECOND ADD S1/2 LT 5 BLK 15 & ALL LT 6 BLK 15
'543 31 112 008	625 S 1ST ST	ORIG PLAT MID 45' LT 14 LT 74
'543 31 130 019	691 FRANKLIN AVE	FRANKLIN SQUARE LT 6 EXC NE130'
'543 32 128 015	23 ARNOLD AVE	WEAVERS 3RD ADD LT 23
'543 32 179 005	613 ARNOLD AVE	WEAVERS 3RD ADD LOT 129
'543 32 352 008	193 CRESTMONT DR	SELDINS 3RD ADD LT 41
'543 32 352 008	193 CRESTMONT DR	SELDINS 3RD ADD LT 41
'544 25 152 026	804 AVE I	CRAWFORDS REARRANGEMENT OF BLKS 5,6,7 LT 6 EXC W99' BLK 7 & 10' VAC AVE I ADJ
'544 25 152 026	804 AVE I	CRAWFORDS REARRANGEMENT OF BLKS 5,6,7 LT 6 EXC W99' BLK 7 & 10' VAC AVE I ADJ
'544 25 305 013	622 N 9TH ST	HALLS ADD S36' LT 6 S36' E31' LT 5 BLK 14
'544 25 316 003	301 N 8TH ST	AS 9IN3 GRIMES BLK 1 HALL ADD EX E28 FT LT 6
'544 25 316 003	301 N 8TH ST	AS 9IN3 GRIMES BLK 1 HALL ADD EX E28 FT LT 6
'544 25 330 001	757 AVE D	REARRANGEMENT OF CURTIS ST LT 10
'544 25 330 001	757 AVE D	REARRANGEMENT OF CURTIS ST LT 10
'544 25 338 020	352 SCOTT ST	ALLISONS ADD EXC N PT LT 1 BLK 1
'544 25 356 002	Vac It So of 215 N. 8th St	GRIMES ADD N26' W94' EXC 3.5' LT 7 BLK 3
'544 25 356 002	Vac It S of 215 N 8th	GRIMES ADD N26' W94' EXC 3.5' LT 7 BLK 3
'544 25 356 002	Vac It S of 215 N 8th	GRIMES ADD N26' W94' EXC 3.5' LT 7 BLK 3
'544 25 356 003	211 N 8TH ST	GRIMES ADDITION S32 FT W94 FT LT 7 BLK 3
'544 25 356 003	211 N 8TH ST	GRIMES ADDITION S32 FT W94 FT LT 7 BLK 3
'544 25 356 003	211 N 8TH ST	GRIMES ADDITION S32 FT W94 FT LT 7 BLK 3
'544 25 360 006	Vac It W of 738 Mynster	GRIMES ADDITION EX W84.6 FT LT 1 BLK 3
'544 25 360 006	Vac It of W of 738 Mynster	GRIMES ADDITION EX W84.6 FT LT 1 BLK 3
'544 25 360 006	Vac It W of 738 Mynster	GRIMES ADDITION EX W84.6 FT LT 1 BLK 3
'544 25 382 012	615 MILL ST	MYNSTER ADD LT 4 & E8' 6" LT 5 BLK 8

'544 25 383 003	552 W WASHINGTON	MYNSTER ADDITION EX N25 FT LT 5 BLK 2
'544 25 383 003	552 W WASHINGTON	MYNSTER ADDITION EX N25 FT LT 5 BLK 2
'544 25 385 009	630 MYNSTER ST	BAYLISS 1ST ADD S100' LT 1 BLK 16
'544 25 385 010	Lt E of 630 Mynster	BAYLISS 1ST ADD LT 2 BLK 16
'544 26 101 001	2325 AVE N	SECTION 26-75-44 COMM 304.38'N & 33'E OF SW COR NW NW TH N44° 72' NEL Y69° 69' S716 57' W619 98' TO POR
'544 26 101 001	2325 AVE N	SECTION 26-75-44 COMM 304.38'N & 33'E OF SW COR NW NW TH N44° 72' NEL Y69° 69' S716 57' W619 98' TO POR
'544 26 132 001	2029 AVE L	WESTSIDE FIRST LOT 0076
'544 26 132 001	2029 AVE L	WESTSIDE FIRST LOT 0076
'544 26 283 007	1316 AVE I	POTTER - COBBS FIRST ADD LOT 0012 BLOCK 0008
'544 26 332 002	1921 AVE G	BAYLISS & PALMER ADD LT 2 BLK 26
'544 26 388 006	1801 AVE B	BAYLISS & PALMER ADD LT 6 BLK 16 AND W33' VAC N18TH ST
'544 26 456 001	1627 AVE C	BEERS SUB LT 8 BLK 7
'544 26 490 001	223 N 12TH ST	SNOWS SUB OF BEERS ADD LT 1
'544 26 490 001	223 N 12TH ST	SNOWS SUB OF BEERS ADD LT 1
'544 27 151 008	3208 AVE K	BENSONS 1ST ADD LT 4 BLK 5
'544 27 252 029	2726 AVE I	COTTAGE ACRES S147' LT 19
'544 27 252 029	2726 AVE I	COTTAGE ACRES S147' LT 19
'544 27 253 013	2667 AVE I	COTTAGE ACRES W20' LT 38 E30' LT 39
'544 27 253 013	2667 AVE I	COTTAGE ACRES W20' LT 38 E30' LT 39
'544 27 253 013	2667 AVE I	COTTAGE ACRES W20' LT 38 E30' LT 39
'544 27 253 013	2667 AVE I	COTTAGE ACRES W20' LT 38 E30' LT 39
'544 27 351 018	3240 AVE B	PERRYS SECOND ADD LT 9 BLK F
'544 27 353 003	3305 AVE B	PERRYS SECOND ADDITION LT 11 BLK E
'544 27 354 009	3117 AVE B	CATALPA BLOCK LT 5
'544 27 403 001	2749 AVE G	WEAVERS 1ST LOT 001
'544 27 403 001	2749 AVE G	WEAVERS 1ST LOT 001
'544 27 403 001	2749 AVE G	WEAVERS 1ST LOT 001
'544 27 428 004	2527 AVE G	CENTRAL SUB LT 7 E1/2 LT 8 BLK 24
'544 27 428 004	2527 AVE G	CENTRAL SUB LT 7 E1/2 LT 8 BLK 24
'544 28 455 016	3662 AVE A	FERRY ADDITION S80' EXC N8' LT 1 BLK 34 AND EXC HWY
'544 28 455 016	3662 AVE A	FERRY ADDITION S80' EXC N8' LT 1 BLK 34 AND EXC HWY
'544 33 238 004	3445 4TH AVE	FERRY ADD LT 5 BLK 10
'544 33 280 001	3461 5TH AVE	BROWNS SUB LT 15 BLK 25
'544 33 280 001	3461 5TH AVE	BROWNS SUB LT 15 BLK 25
'544 33 280 001	3461 5TH AVE	BROWNS SUB LT 15 BLK 25
'544 34 116 002	2827 4TH AVE	BRYANT & CLARK ADD LTS 6 & 7 BLK 25
'544 34 158 015	618 S 32ND ST	OMAHA ADD N50 FT LTS 23 & 24 N50 FT EX W5 FT LT 22 BLK 17
'544 34 231 005	2525 3RD AVE	WRIGHTS ADD LTS 14 THRU 16 BLK 7
'544 34 277 018	2430 5TH AVE	WRIGHTS ADD LT 34 & E5 FT LT 33 BLK 9



'544 34 277 018	2430 5TH AVE	WRIGHTS ADD LT 34 & E5 FT LT 33 BLK 9
'544 34 305 012	3312 11TH AVE	HARRIMAN PLACE E28.76 S1/2 LT 1 & W23.76 S1/2 LT 2 BLK 8
'544 34 305 012	3312 11TH AVE	HARRIMAN PLACE E28.76 S1/2 LT 1 & W23.76 S1/2 LT 2 BLK 8
'544 34 330 002	1108 SPRUCE ST	SELDINS FIRST ADD LT 13
'544 34 330 002	1108 SPRUCE ST	SELDINS FIRST ADD LT 13
'544 34 334 015	1107 ASH ST	SELDINS 2ND ADD LT 141
'544 34 334 015	1107 ASH ST	SELDINS 2ND ADD LT 141
'544 34 334 020	1209 ASH ST	SELDINS 2ND ADDITION LOT 146
'544 34 334 020	1209 ASH ST	SELDINS 2ND ADDITION LOT 146
'544 35 113 010	2204 4TH AVE	COCHRANS ADD LT 11 BLK 14
'544 35 138 008	1726 4TH AVE	EVERETTS ADD E40 FT LT 7 W10 FT LT 6 BLK 10
'544 35 152 012	416 S 22ND ST	SQUIRES ADD MID 40' LT 1 & 2 BLK 2 & MID 40' E 2' LT 3 BLK 2
'544 35 156 008	2205 5TH AVE	SQUIRES ADD N1/2 LT 13 BLK 5 N1/2 E3' LT 14 BLK 5
'544 35 180 006	2007 5TH AVE	VAN BRUNT & RICES ADD LTS 4 & 5 BLK 4
'544 35 190 007	Vac lt - 1824 8th Ave	PIERCES SUB LT 11 BLK 11
'544 35 190 007	1824 8TH AVE	PIERCES SUB LT 11 BLK 11
'544 35 194 011	1721 8TH AVE	PIERCES SUB LTS 1, 2 & E10' LT 3 BLK 13 & EVERETTS ADD LT 1 BLK 35 EXC UNION AVE
'544 35 209 010	1620 3RD AVE	BEERS SUB LT 10 BLK 34
'544 35 209 010	1620 3RD AVE	BEERS SUB LT 10 BLK 34
'544 35 209 010	1620 3RD AVE	BEERS SUB LT 10 BLK 34
'544 35 212 006	1704 4TH AVE	BEERS SUB LT 7 BLK 36
'544 35 212 006	1704 4TH AVE	BEERS SUB LT 7 BLK 36
'544 35 255 004	1714 6TH AVE	EVERETTS ADD W40' LT 6 BLK 23
'544 35 261 007	1618 7TH AVE	EVERETTS ADD W45' LT 12 EX N6' FOR ALLEY BLK 25
'544 35 261 007	1618 7TH AVE	EVERETTS ADD W45' LT 12 EX N6' FOR ALLEY BLK 25
'544 35 261 007	1618 7TH AVE	EVERETTS ADD W45' LT 12 EX N6' FOR ALLEY BLK 25
'544 35 265 007	1708 8TH AVE	EVERETTS ADD LT 5 BLK 34
'544 35 265 007	1708 8TH AVE	EVERETTS ADD LT 5 BLK 34
'544 35 266 005	1619 7TH AVE	EVERETTS ADD LOT 2 EX UNION AVE ROW BLK 33
'544 35 266 005	1619 7TH AVE	EVERETTS ADD LOT 2 EX UNION AVE ROW BLK 33
'544 35 266 006	1617 7TH AVE	EVERETTS ADD LT 3 BLK 33 EX UNION AVE
'544 35 266 006	1617 7TH AVE	EVERETTS ADD LT 3 BLK 33 EX UNION AVE
'544 35 266 007	Vac lt E of 1617 7th Ave	EVERETTS ADD LT 4 BLK 33 EX UNION AVE
'544 35 277 008	1205 4TH AVE	BEERS ADD W1/2 LT 1 BLK 18 AND E10' LT 2 BLK 18
'544 36 153 002	827 4TH AVE	BAYLISS 2ND ADD W58.5 ' LT 4 BLK 8 & EXC W45' LT 5 BLK 8
'544 36 153 002	827 4TH AVE	BAYLISS 2ND ADD W58.5 ' LT 4 BLK 8 & EXC W45' LT 5 BLK 8
'544 36 162 011	820 8TH AVE	CURTIS AND RAMSEY ADD E33' N40' E40' S90' LT 11 BLK N
'544 36 227 016	199 GLEN AVE	GLENDALE ADD S44' W1/2 LT 5 BLK 1

'544 36 227 016	199 GLEN AVE	GLENDALÉ ADD S44' W1/2 LT 5 BLK 1
'544 36 279 014	Vac lt So of 453 Park Ave	GLENDALÉ ADDITION S1/2 EX E40 FT LT 11 BLK 4
'544 36 279 014	Vac lt bet 453 & 465 Park Ave	GLENDALÉ ADDITION S1/2 EX E40 FT LT 11 BLK 4
'544 36 401 003	714 BLUFF ST	WILLIAMS 1ST ADD LT 6 BLK 1, JACKSONS ADD COM SE COR LT 3-N8 W100 S'13 E TO POB BLK 11
'544 36 458 018	218 16TH AVE	WILLIAMS 1ST ADD LT 9 BLK 19
'544 36 458 018	218 16TH AVE	WILLIAMS 1ST ADD LT 9 BLK 19
'544 36 506 003	Lt N of 1409 S 7th St	RIDDLES SUB LTS 14 & 15 BLK 58 EXC TRACK ROWS OF CBEC, IA
'544 36 506 004	N of 1409 S 7th St	INTER & BNSF RRS
		1 D CBEC RAILWAY INC

## Council Communication

Department: Parks, Recreation and Public Property  Case/Project No.  Applicant: Larry Foster	Ordinance No. Resolution No. <u>08-285</u>	Council Action: <u>09/22/2008</u>
<b>Subject/Title</b>		
On September 22, 2008, the City Council will be asked to accept the Emil Pavich Trail project as substantially complete.		
<b>Background/Discussion</b>		
After City Council approval, MFT Construction, Inc., signed an agreement on January 12, 2007, for the Emil Pavich Trail project. The total completed cost for the project is \$490,932.56.		
<b>Recommendation</b>		
I recommend that the City Council adopt the resolution declaring the Emil Pavich Trail project as substantially complete and authorize the Finance Department to release the retainage of \$14,727.98 in 30 days.		

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Larry N. Foster, Director  
Parks, Recreation and Public Property

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Thomas P. Hanafan, Mayor

GF

RESOLUTION NO. 08-285

RESOLUTION ACCEPTING THE COMPLETION OF THE EMIL PAVICH TRAIL PROJECT AND DIRECTING THE DIRECTOR OF FINANCE TO RELEASE THE RETAINAGE OF \$14,727.98 IN 30 DAYS.

WHEREAS, MFT Construction Co., Inc., has completed the work required for the Emil Pavich Trail project; and

WHEREAS, the City of Council Bluffs City Council has been advised and does believe the contract has been completed.

NOW, THEREFORE, BE IT RESOLVED  
BY THE  
CITY COUNCIL OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That MFT Construction Company, Inc., has successfully completed the Emil Pavich Trail project.  
That the Director of Finance be and is hereby authorized to release retainage of \$14,727.98.

ADOPTED  
AND  
APPROVED September 22, 2008

\_\_\_\_\_  
Thomas P. Hanafan Mayor

Attest:

\_\_\_\_\_  
Judith Ridgeley City Clerk

## Council Communication

Department: Finance	Ordinance No.	First Reading
Case/Project No.	Resolution No. <u>08-286</u>	Second Reading
		Third Reading
<b>Subject/Title</b>		
Annual City Street Financial Report for FY2007-08		
<b>Background/Discussion</b>		
<p>The City of Council Bluffs, Iowa is required by Chapter 312.14 of the Code of Iowa to prepare and submit to the Iowa Department of Transportation an Annual report showing all street receipts and expenditures for the City for the previous fiscal year ending June 30, 2008.</p> <p>Official Certification Resolution and support documentation is attached.</p>		
<b>Recommendation</b>		
The City Council approves and adopts the City Street Financial Report as attached.		



Department Head Signature

Mayor Signature

**RESOLUTION  
NO. 08-286**

**WHEREAS**, the City of Council Bluffs, Iowa is required to prepare and submit to the Iowa Department of Transportation an Annual report showing all street receipts and expenditures for the City for the previous fiscal year ending June 30, 2008

**WHEREAS**, the Street Financial Report, a copy of which is attached hereto and incorporated herein by reference, has been prepared; and

**WHEREAS**, it is in the best interest of the City of Council Bluffs, Iowa, for the City Council to approve this report:

**NOW, THEREFORE, BE IT RESOLVED**

**BY THE CITY COUNCIL**

**OF THE**

**CITY OF COUNCIL BLUFFS, IOWA:**

That the Street Finance Report, attached hereto, is approved by the City of Council Bluffs, Iowa

Adopted  
And

Approved: September 22, 2008

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THOMAS P. HANAFAN, MAYOR

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JUDITH RIDGELEY CITY CLERK



# City Street Financial Report (Cover Sheet)

Office Use Only

City Name COUNCIL BLUFFS	City Number 1642	City Population 58,268	Fiscal Year 2008
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Now therefore let it be resolved that the city council of Council Bluffs, Iowa  
(city name)

on \_\_\_\_\_ did hereby approve and adopt the annual  
(month/day/year)

City Street Financial Report from July 1, 2007 to June 30, 2008.

## Contact Information

Name Judith Ridgeley	E-mail Address jridgeley@councilbluffs-ia.gov	Street Address 209 Pearl St	City Council Bluffs, Ia	ZIP Code 51503-0000
Hours 8:00 A.M to 5:00 P.M.	Phone	Extension	Phone (Home)	

## Preparer Information

Name Dennis McElderry	E-mail Address dmcelderry@councilbluffs-ia.gov	Phone (712) 328-4605	Extension
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## Mayor Information

Name Thomas P. Hanafan	E-mail Address	Street Address 209 Pearl St	City Council Bluffs, Ia	ZIP Code 51503-0000
Phone (712) 328-4601	Extension			

Resolution Number \_\_\_\_\_

\_\_\_\_\_  
Signature  
Mayor

\_\_\_\_\_  
Signature  
City Clerk



City Street Financial Report  
(Summary Statement Sheet)

City Name COUNCIL BLUFFS		City Number 1642	City Population 58,268	Fiscal Year 2008
Column 1 Road Use Tax Fund	Column 2 Other Street Monies	Column 3 Street Debt	Column 4 Totals	
Round Figures to Nearest Dollar				
<b>A. BEGINNING BALANCE</b>				
1. July 1 Balance	1,929,798	0	0	1,929,798
2. Adjustments (Note on Explanation Sheet)				
3. Adjusted Balance	1,929,798	0	0	1,929,798
<b>B. REVENUES</b>				
1. Road Use Tax	5,122,832			5,122,832
2. Transfer of Jurisdictions Fund	1,620			1,620
3. Property Taxes		5,139,660		5,139,660
4. Special Assessments		443		443
5. Miscellaneous		7,060,940	2,036,561	9,097,501
6. Proceeds from Bonds, Notes, and Loans		4,569,000		4,569,000
7. Interest Earned		0	290,829	290,829
8. Total Revenues (Lines B1 thru B7)	5,124,452	11,630,383	7,467,050	24,221,885
C. Total Funds Available (Line A3 + Line B8)	7,054,250	11,630,383	7,467,050	26,151,683

Column 1 Road Use Tax Fund	Column 2 Other Street Monies	Column 3 Street Debt	Column 4 Totals
Round Figures to Nearest Dollar			
<b>EXPENSES</b>			
<b>D. Maintenance</b>			
1. Roadway Maintenance	2,965,023	612,862	3,577,885
2. Snow and Ice Removal	279,765		279,765
<b>E. Construction, Reconstruction and Improvements</b>			
1. Engineering	315,387	1,380,769	1,696,156
2. Right of Way Purchased		1,162,154	1,162,154
3. Street/Bridge Construction	265,303	8,034,219	8,299,522
4. Traffic Services		210,361	210,361
F. Administration	220,693	92,431	313,124
G. Equipment (Purchased or Leased)	161,472		161,472
H. Miscellaneous		137,587	2,310
<b>J. Street Debt</b>			
1. Bonds, Notes, and Loans - Principal Paid			5,862,000
2. Bonds, Notes, and Loans - Interest Paid			1,602,740
<b>TOTALS</b>			
K. Total Expenses (Lines D thru J)	4,207,643	11,630,383	7,467,050
L. Ending Balance (Line C - K)	2,846,607	0	0
M. Total Funds Accounted For (K + L = C)	7,054,250	11,630,383	7,467,050

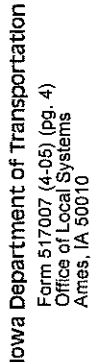




**City Street Financial Report  
(Miscellaneous Revenues and Expenses Sheet)**

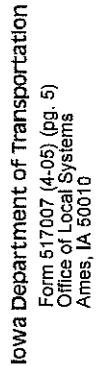
City Name COUNCIL BLUFFS		City Number 1642	City Population 58,268	Fiscal Year 2008	
Code Number and Itemization of Miscellaneous Revenues (Line B5 on the Summary Statement Sheet) (See Instructions)					
174 Sales Tax / Local Option				Column 2 Other Street Monies	Column 3 Street Debt
195 Tax Increment Financing (TIF)				2,470,988	875,000
190 Other Miscellaneous					1,021,561
121 State Reimbursement				559,508	140,000
110 Parking Revenues				1,504	
124 Iowa DOT				182,446	
				3,846,494	
Line B5 Totals				7,060,940	2,036,561

Code Number and Itemization of Miscellaneous Expenses (Line H on the Summary Statement Sheet) "On street" parking expenses, street maintenance, buildings, insurance, administrative costs for printing, legal fees, etc. (See Instructions)			Column 2 Other Street Monies	Column 3 Street Debt
200 Miscellaneous				2,310
230 On Street Parking Only			137,587	
Line H Totals			137,587	2,310



## City Street Financial Report (Bonds, Notes, and Loans Sheet)

[illegible]



For construction, reconstruction, and improvement projects with costs equal to or greater than 90% of the bid threshold in effect as the beginning of the fiscal year

☐ Check here if there are no entries for this year

City Name	City Number	City Population	Fiscal Year
COUNCIL BLUFFS	1642	58,268	2008

1. Line No.	2. Project Number	3. Estimated Cost	4. Project Type	5. Public Letting?	6. Location/Project Description (limits, length, size of structure)
1	08-5B Locust Lodge Rehab	948,015	Roadside Construction	Yes	1.20 miles of paving, sanitary & storm sewer
2	08-5C S 31st St Rehab	507,526	Roadside Construction	Yes	.33 miles of paving, sanitary & storm sewer
3	08-10 S 25th St Recon	329,000	Roadside Construction	Yes	.18 miles of paving, sanitary & storm sewer
4					
5					
6					
7					
8					
9					

[illegible]



# City Street Financial Report (Road/Street Equipment Inventory Sheet)

Check here if there are  
no reportable equipment ☐

City Name		City Number		City Population		Fiscal Year	
COUNCIL BLUFFS		1642		58,268		2008	
1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	6. Rental Cost	7. Used on Project this FY?	8. Status
BR488	2000	STERLING TANDEM DUMP TRUCK	83298			No	No Change
BR486	1998	INTERNATIONAL	50015			No	No Change
BR469	2003	INTERNATIONAL DUMP TRUCK	77957			No	No Change
BR443	1999	GMC TOP KICK DUMP	63689			No	No Change
BR413	2004	INTERNATIONAL DUMP TRUCK	77283			No	No Change
AR436	1995	FORD RANGER	12230			No	No Change
AR421	1997	CHEVY S-10	12868			No	N/A
AR420	1999	FORD F150	16844			No	No Change
AR408	1999	CHEVY 1 TON	22605			No	No Change
AR405	2004	CHEVY 4x4 1500	16348			No	No Change
AR402	1997	FORD F350	19746			No	No Change
BR419	2005	INTERNATIONAL 7400 DUMP TRUCK	84030			No	No Change
BR418	2005	INTERNATIONAL 7400 DUMP TRUCK	96851			No	No Change
BR415	2004	INTERNATIONAL DUMP TRUCK W/PLOW	86094			No	No Change
AR406	2005	CHEVY 4X4 PICKUP 1/2 TON	17132			No	No Change
DR432	2003	CASE 570 MXT TRACTOR LOADER	57411			No	No Change
DR441	1990	BOBCAT 863H	22635			No	No Change
DR464	1990	BOMAG BW138AD TANDEM ROLLER	43040			No	No Change
DR466	1998	DYNAPAC STEEL ON RUBBER TREE ROLLER	22764			No	No Change
DR472	2003	LEEBOY 8500 ASPHALT SPREADER	72200			No	No Change
DR475	1990	TAR KETTLE W/TRAILER	13938			No	No Change
DR476	2000	CRAFCO JOINT SEALER	10600			No	No Change
DR450	2005	BOMAG PNEUMATIC TIRE ROLLER	42655			No	No Change



## City Street Financial Report (Road/Street Equipment Inventory Sheet)

Check here if there are  
no reportable equipment ☐

City Name			City Number		City Population		Fiscal Year	
COUNCIL BLUFFS			1642		58,268		2008	
1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	6. Rental Cost	7. Used on Project this FY?	8. Status	
DR483	1990	BRUSH BANDIT CHIPPER MDL 200		13197		No	No Change	
DR499	1990	TENNANT SWEEPER M6500		19783		No	No Change	
ER410	2000	JBC BACK HOE, 215 SERIES 3		78900		No	No Change	
ER434	1978	FORD CHASSIS OILER		31000		No	No Change	
ER440	1990	HYUNDAI HL 757-7 WHEEL LOADER		84620		No	No Change	
ER445	1990	CHAMPION GRADER 720A		87485		No	No Change	
ER453	1990	CHAMPION GRADER		39723		No	No Change	
ER454	1990	CHAMPION GRADER		49500		No	No Change	
ER457	1978	REX GRINDER		2000		No	No Change	
ER465	1990	CHIP SPREADER		23500		No	No Change	
ER474	1999	ELGIN PELICAN SWEEPER		92309		No	No Change	
ER480a	1990	BADGER GRADEALL 460		116068		No	No Change	
ER632	2001	ELGIN WHIRLWIND VACUUM SWEEPER		123000		No	No Change	
ER635	2000	FREIGHTLINER FLUSHER TRUCK FL70		76705		No	No Change	
MR20	1990	BOMAG TAIL GATE ROLLER		11995		No	No Change	
MR404	1990	91 LEROI AIR COMPRESSOR		8750		No	No Change	
MR418c	1990	MONROE SPRAY TANK (1200 GAL)		7300		No	No Change	
AS475	1999	FORD F-450		22300		No	No Change	
AS605	1999	FORD F-150		16844		No	No Change	
AS623	1996	CHEVY 1 TON		20917		No	No Change	
AS625	1996	CHEVY 3500		25238		No	No Change	
AS630	1999	FORD F-250 4X4		17435		No	N/A	
BS437	1999	GMC DUMP C-7500		63689		No	No Change	



# City Street Financial Report (Road/Street Equipment Inventory Sheet)

Check here if there are  
no reportable equipment ☐

City Name			City Number		City Population		Fiscal Year	
COUNCIL BLUFFS			1642		58,268		2008	
1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	6. Rental Cost	7. Used on Project this FY?	8. Status	
BS438	1999	GMC DUMP	63689			No	No Change	
BS485	1996	INTERNATIONAL DUMP	52581			No	No Change	
BS487	1998	INTERNATIONAL DUMP	51015			No	No Change	
BS489	2002	INTERNATIONAL 4900 TANDEM/SPREADER	87544			No	No Change	
BS615	2004	INTERNATIONAL DUMP	74785			No	No Change	
DR647	1990	BOBCAT S250 HI FLOW	25000			No	No Change	
DS653	2001	KUBOTA TRACTOR BX2200	16250			No	N/A	
ES439	1990	CASE LOADER 721B	74630			No	N/A	
ES626	2001	HYUNDAI LOADER HL 760	95135			No	No Change	
ES649	1998	CAT BACKHOE 446B	88919			No	No Change	
ES649B	1990	CAT HAMMER FOR BACKHOE	20348			No	No Change	
MR441	1990	BOBCAT 24" PLANNER	11000			No	No Change	
BR424	2006	INTERNATIONAL DUMP TRUCK	89800			No	No Change	
BR427	2007	INTERNATIONAL DUMP TRUCK	89758			No	No Change	
DR432A	2007	SWEEPSTER HYDRAULIC BROOM TRACTOR	3500			No	No Change	
DR432B	2007	GANNON HYDRAULIC BOX SCRAPER	3706			No	No Change	
MR19	2007	WACKER RAMMER	3048			No	No Change	
MR51	2007	MINNICK DOWEL DRILL	6559			No	No Change	
AS621	1999	Ford Ranger Ext Cab	15052			No	No Change	
BR411	2008	International Flat Bed Truck	64500			No	New	



# City Street Financial Report (Explanation Sheet)

City Name	City Number	City Population	Fiscal Year
COUNCIL BLUFFS	1642	58,268	2008

Comments



# City Street Financial Report (Monthly Payment Sheet)

City Name COUNCIL BLUFFS	City Number 1642	City Population 58,268	Fiscal Year 2008
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Month	Road Use Tax Payments	Transfer of Jurisdictions Payments
July	\$398,964.18	\$129.21
August	\$426,608.87	\$138.18
September	\$420,746.71	\$137.90
October	\$443,193.49	\$143.55
November	\$383,912.06	\$124.32
December	\$423,537.37	\$137.19
January	\$506,949.20	\$156.26
February	\$399,872.48	\$123.20
March	\$522,504.41	\$161.07
April	\$377,433.33	\$116.27
May	\$377,704.36	\$116.41
June	\$441,405.94	\$136.06
Totals	\$5,122,832.40	\$1,619.62